

Integrated Growth Management Strategy

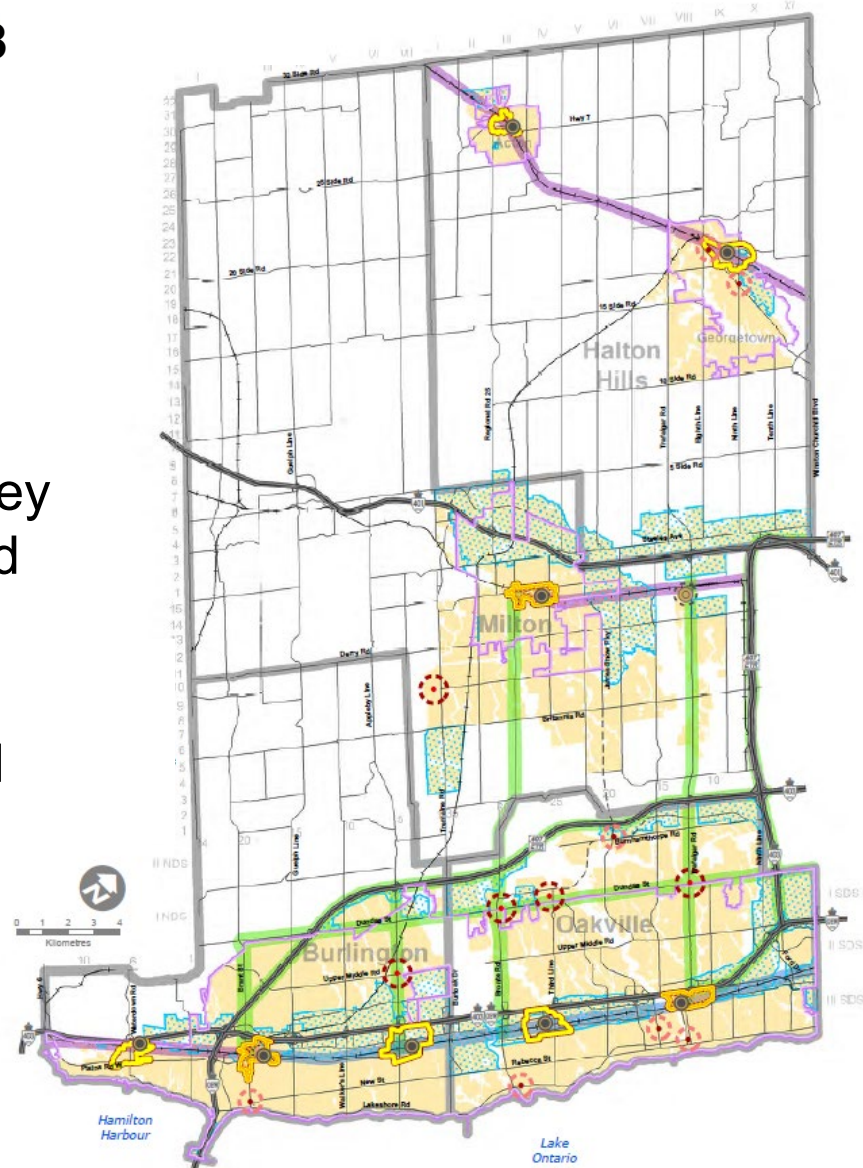
Draft Preferred Growth Concept &
Land Needs Assessment

Regional Council Workshop
November 17, 2021



Integrated Growth Management Strategy **Regional Official Plan Amendment No. 48**

- ROPA 48 was adopted by Regional Council on July 6, 2021 to define a Regional Urban Structure
- The Regional Urban Structure is a key foundation to the Region's Integrated Growth Management Strategy
- The Minister of Municipal Affairs and Housing issued a decision on November 10, 2021 to approve ROPA 48 with a limited number of modifications.



Regional Official Plan Amendment No. 48

- The Minister's decision approves 90 of 96 policy/mapping changes as adopted, maintaining Regional Council's vision for Halton's Urban Structure.
- The Minister's decision does include modifications related to:
 - Protected Major Transit Station Areas
 - Clarifies Local Municipal requirements in accordance with *Planning Act*.
 - Regional Nodes
 - Removes encouragement to Local Municipalities to identify density targets as they must be identified first in ROP.
 - Urban Growth Centre Policies
 - Approves adjusted boundaries, however new policies added stating that UGC policies continue to apply within previous boundaries for applications filed prior to the Minister's decision.

Integrated Growth Management Strategy Regional Official Plan Amendment No. 48

- The Minister's decision on ROPA 48 is not subject to appeal. As a result ROPA 48 as approved by the Minister is in force and effect as of November 10, 2021.
- Regional staff will provide a more detailed report on the Minister's decision on ROPA 48 at the next meeting of Regional Council.

File No.: 24-CR-217380 Date of Decision: November 10, 2021
Municipality: Halton Region Date of Notice: November 11, 2021
Subject: Land Use: All lands within the Halton Region

NOTICE OF DECISION
With respect to an Official Plan Amendment under
subsection 17(3) and 26 of the Planning Act

A decision was made on the date noted above to approve, with modifications, Regional Official Plan Amendment 48 (ROPA 48), for Halton Region as adopted through By-law 160-21-021.

Purpose and Effect of the Official Plan

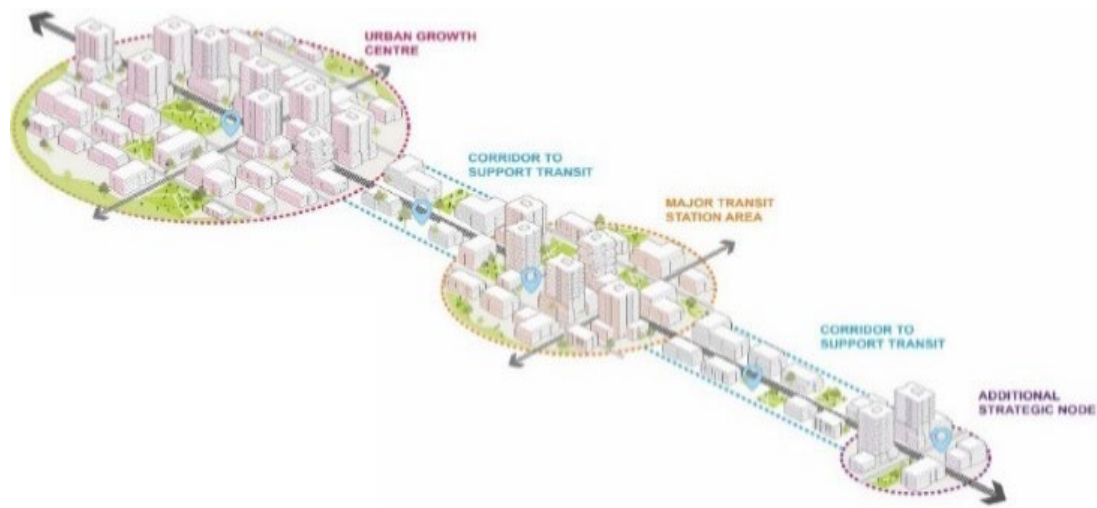
The purpose of ROPA 48 is to define and provide direction on a regional urban structure and identify non-discretionary components of a Regional Urban Structure including strategic growth areas such as Urban Growth Centres (UGC), Major Transit Station Areas (MTSA), Regional Nodes and Employment Areas. The amendment includes a limited number of Employment Area conversions to support the mixed use development of certain strategic growth areas, establishment of performance targets related to the proportional mix of jobs and residents in strategic growth areas (SGAs), and updates to the population and employment allocations assigned to Halton Region in 2021 by the Growth Plan, 2019. ROPA 48 applies to all lands in the Regional Municipality of Halton.

Decision Final
Pursuant to subsections 17(3) and 26 of the Planning Act, this decision is final and not subject to a appeal. Accordingly, Regional Official Plan Amendment 48 for Halton Region, as approved with modifications by the Minister, came into effect on November 10, 2021.

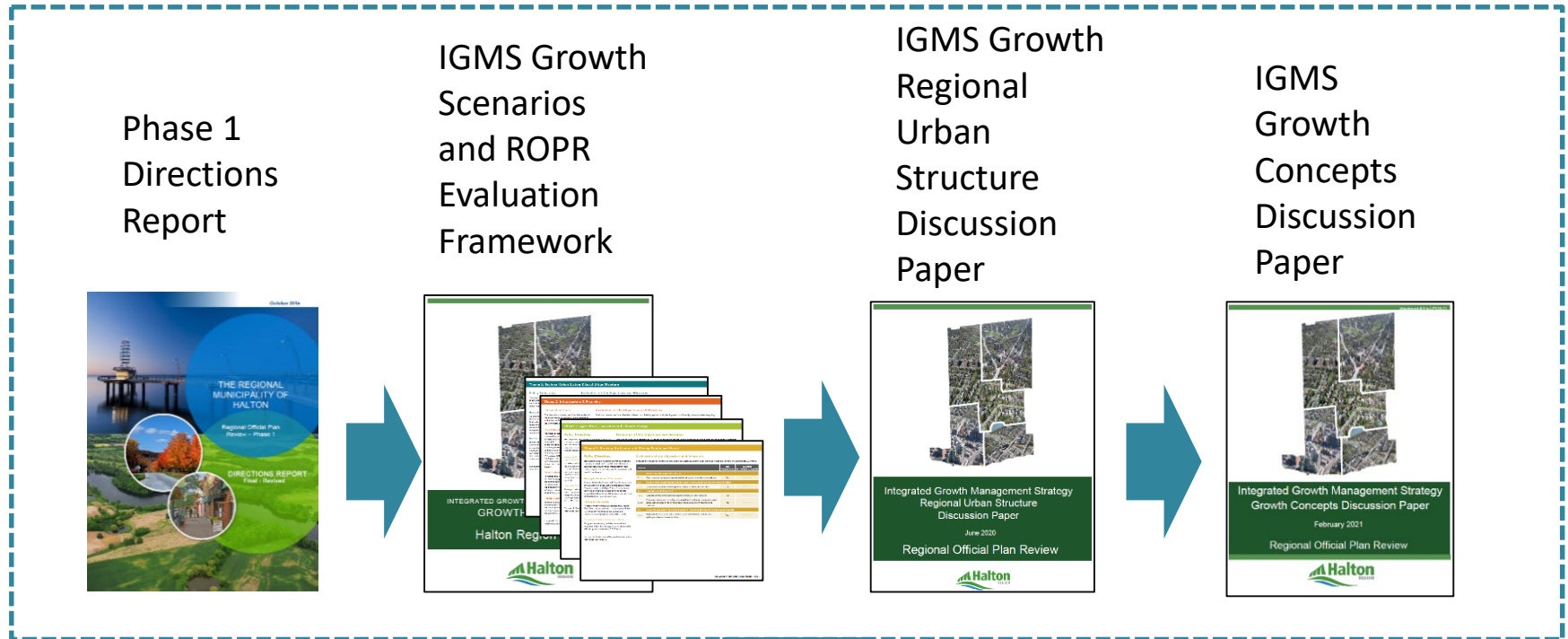
Other Related Applications
None.

Getting Additional Information
Additional information is available on Halton Region's website
<http://www.halton.ca/Regional-Official-Plan-Review-ROPA-Regional-Official-Plan-Amendment-48>
or by contacting the Ministry of Municipal Affairs and Housing:

112

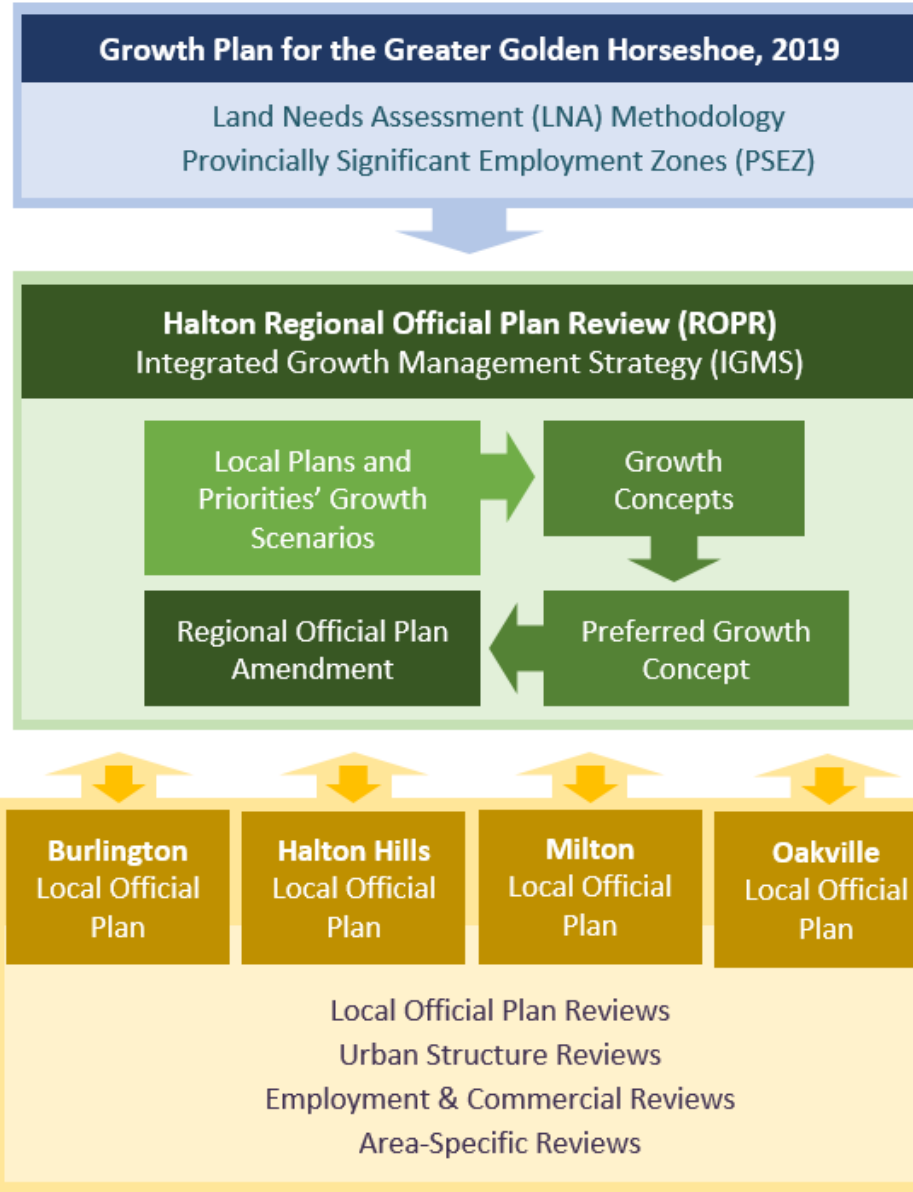


Overview of the Integrated Growth Management Strategy (IGMS)



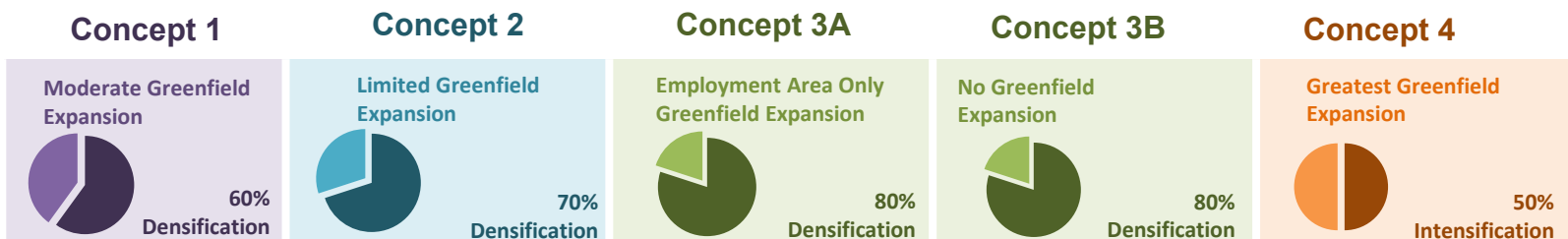
IGMS Preferred Growth Concept

Halton's Planning Approach



Integrated Growth Management Strategy

Overview of the Growth Concepts



Similarities

- At least 50% of all new units assigned to built within the Built-Up Area
- All new Community Designated Greenfield Area is planned for a density of 65 persons and jobs per hectare

Differences

<ul style="list-style-type: none"> 50% densification to 2031, then 60% densification to 2051 Lower share of employment growth in Employment Areas relative to Concept 4 	<ul style="list-style-type: none"> 70% densification (2031 to 2051) Share of employment growth in Employment Areas midway between Concepts 1 and 3A One-half the amount of new Community Designated Greenfield Area of Concept 1 	<ul style="list-style-type: none"> About 80% densification (2031 to 2051) Build out of existing Community Designated Greenfield Area only Least share of employment growth in Employment Areas/More employment shifted to Major Office 	<ul style="list-style-type: none"> About 80% densification (2031 to 2051) Build out of existing Community Designated Greenfield Area only No new Community or new Employment Designated Greenfield Area expansion Employment growth must be accommodated in greater shift to Major Office and and intensification of existing Employment Areas 	<ul style="list-style-type: none"> 50% intensification in Built-Up Area (2031 to 2051) Greatest share of employment growth in Employment Areas
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Overview of Local Municipal Input – What We Heard: Burlington



- Concepts 3A or 3B most closely align with Burlington Official Plan, Strategic Plan and Climate Action Plan
- Concepts 3A and 3B direct the most population and employment growth to SGAs in Burlington, providing most housing options for all ages, and addressing climate change, generating the least GHG emissions compared to other growth concepts
- The Region's preliminary LNA work relies on historical trends in housing mix, and underemphasizes the shift in Burlington to apartments in the last 10 years
- Concepts 3A or 3B would provide the most balanced and affordable mix of housing
- More detailed transportation and fiscal impact analysis is needed for the Preferred Growth Concept



Overview of Local Municipal Input – What We Heard: Halton Hills



- Halton Hills supports a three-pronged 2051 growth strategy: Built-Up Area intensification, focused on key SGAs; compact residential/ mixed-use Designated Greenfield Area development; and Employment Areas development
- Halton Hills supports approx. 350 gross ha of new employment land prioritized in the Halton Hills Premier Gateway
- Halton Hills supports a modest residential/mixed use Georgetown expansion of approx. 350 gross ha, once existing DGA is built out in mid to late 2030s, with opportunity for Georgetown Hospital
- The Region is requested to work with farming/rural community on maintaining natural heritage and on farming viability



Overview of Local Municipal Input – What We Heard: Milton



- Expressed support for a modified Growth Concept 4, accommodating growth by intensification and urban expansion, and supported by a Land Needs Assessment, conforming to the Growth Plan

- Proposed allocation of population growth to Milton in the Growth Concepts is appropriate

- Assuming larger households will be housed in apartments is unrealistic, and does not conform to the LNA Methodology regarding a market-based supply of housing



- Milton cannot accept Growth Concept 3B or any growth concept without additional employment land in Milton to accommodate in-demand large-scale warehousing/logistics uses

- Proposed allocation of employment growth to Milton in the Growth Concepts should be increased to ensure the people/jobs ratio is closer to 2:1 to maintain balance

Overview of Local Municipal Input – What We Heard: Oakville

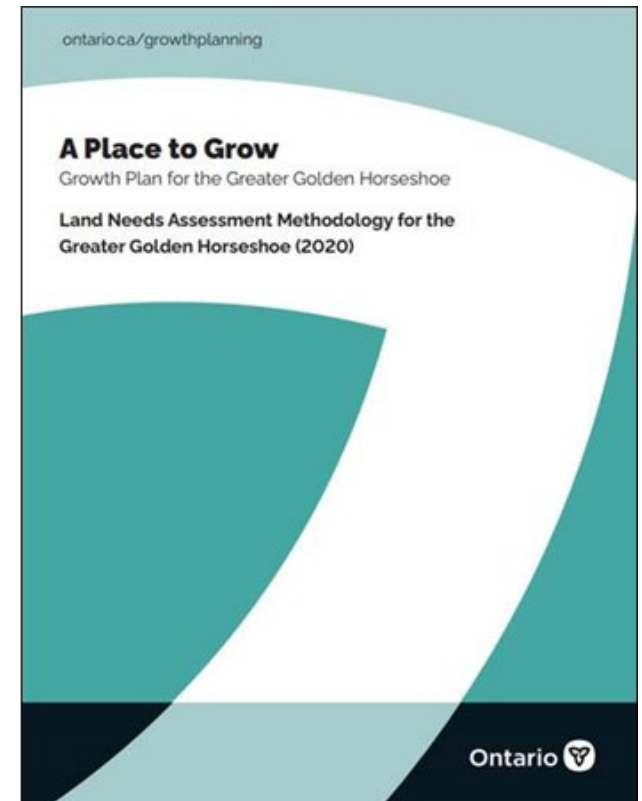


- The Preferred Growth Concept should support Local Urban Structures, and minimize urban area expansions
- The Preferred Growth Concept must address climate change emergency, and support efficient use of existing infrastructure
- A Preferred Growth Concept with no urban expansion is the best to address Oakville's challenges, reduce carbon emissions, prevent degradation of the natural heritage system, and protect agricultural lands and local food production
- For population growth, Oakville supports shift to apartment-style housing, focused in nodes and corridors, with higher-order transit the preferred method of transportation
- For employment growth, the future for Oakville is in mixed-use SGAs, supported by office employment



Provincial Land Needs Assessment Methodology

- In accordance with the Growth Plan, the Provincial Land Needs Assessment (LNA) Methodology must be used to determine new urban land need required to support growth to 2051, including:
 - To determine housing mix to achieve Growth Plan targets, while ensuring provision of a market-based supply of housing to the extent possible
 - To determine employment land to meet overall employment demand, with attributes important to businesses, such as:
 - access to highways and public transit;
 - a range of parcel sizes, including large parcels for land extensive uses
 - To designate all land required to 2051 and provide sufficient land to accommodate all segments of market, avoid housing shortages, and accommodate all employment types



Draft Preferred Growth Concept
Land Needs Assessment Results

Municipality	Community Area (ha)	Employment Area (ha)	Total Land Need (ha)
Milton	700	670	1,370
Halton Hills	350	400	750
TOTAL	1,050	1,070	2,120

Population Shortfall

- Existing Urban Area unable to accommodate:
 - 8,800 single and semi detached housing units
 - 6,700 row housing units
- 1,050 ha required for new Community Area

Employment Shortfall

- Existing Employment Area unable to accommodate:
 - 24,000 Employment Area jobs
- 1,070 ha required for new Employment Area

Note: Attachment #12 to Background document contains answers to Commonly Asked Questions on LNA



Draft Preferred Growth Concept

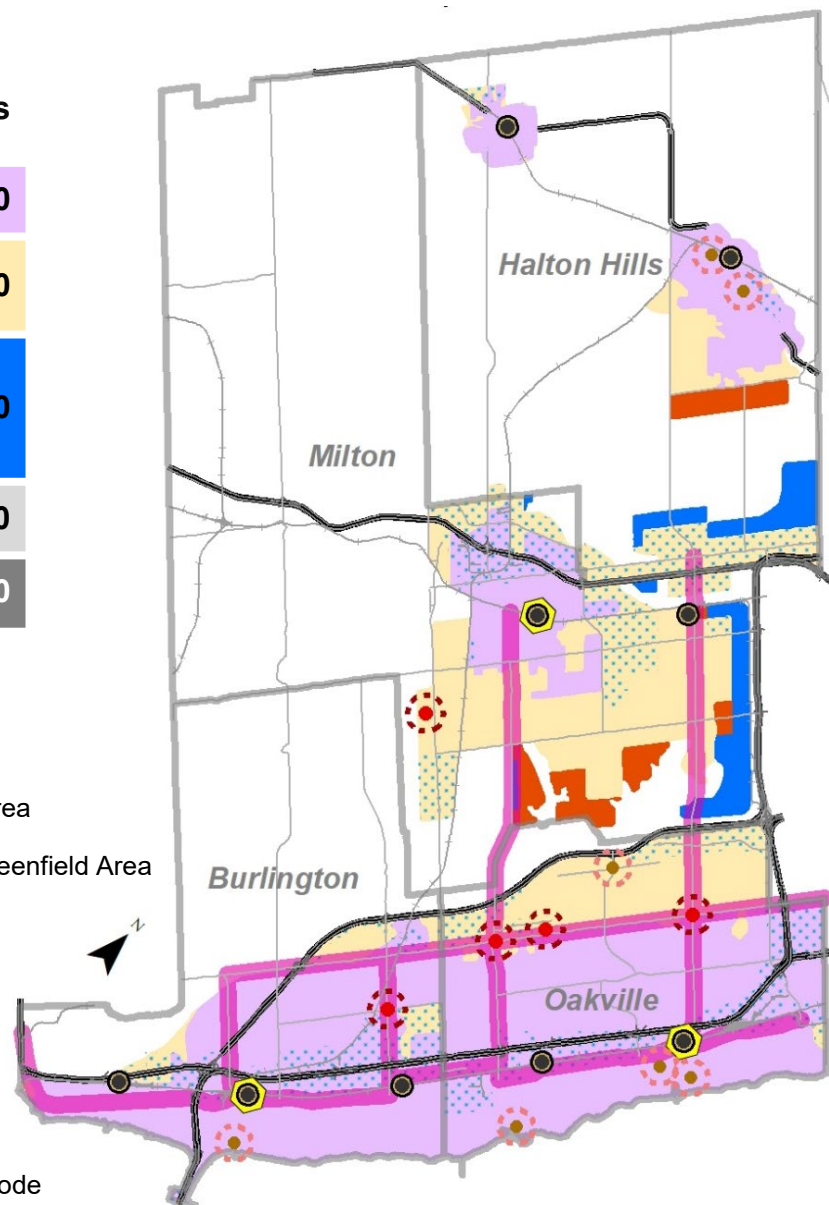
Overview

	Population	Jobs
Built-Up Area	115,000	60,000
Existing Designated Greenfield Area	151,000	61,000
New DGA (Community Area)	62,000	29,000
New DGA (Employment Area)	n/a	
Rural Area (including Hamlets)	4,000	400
Total	332,000	150,000

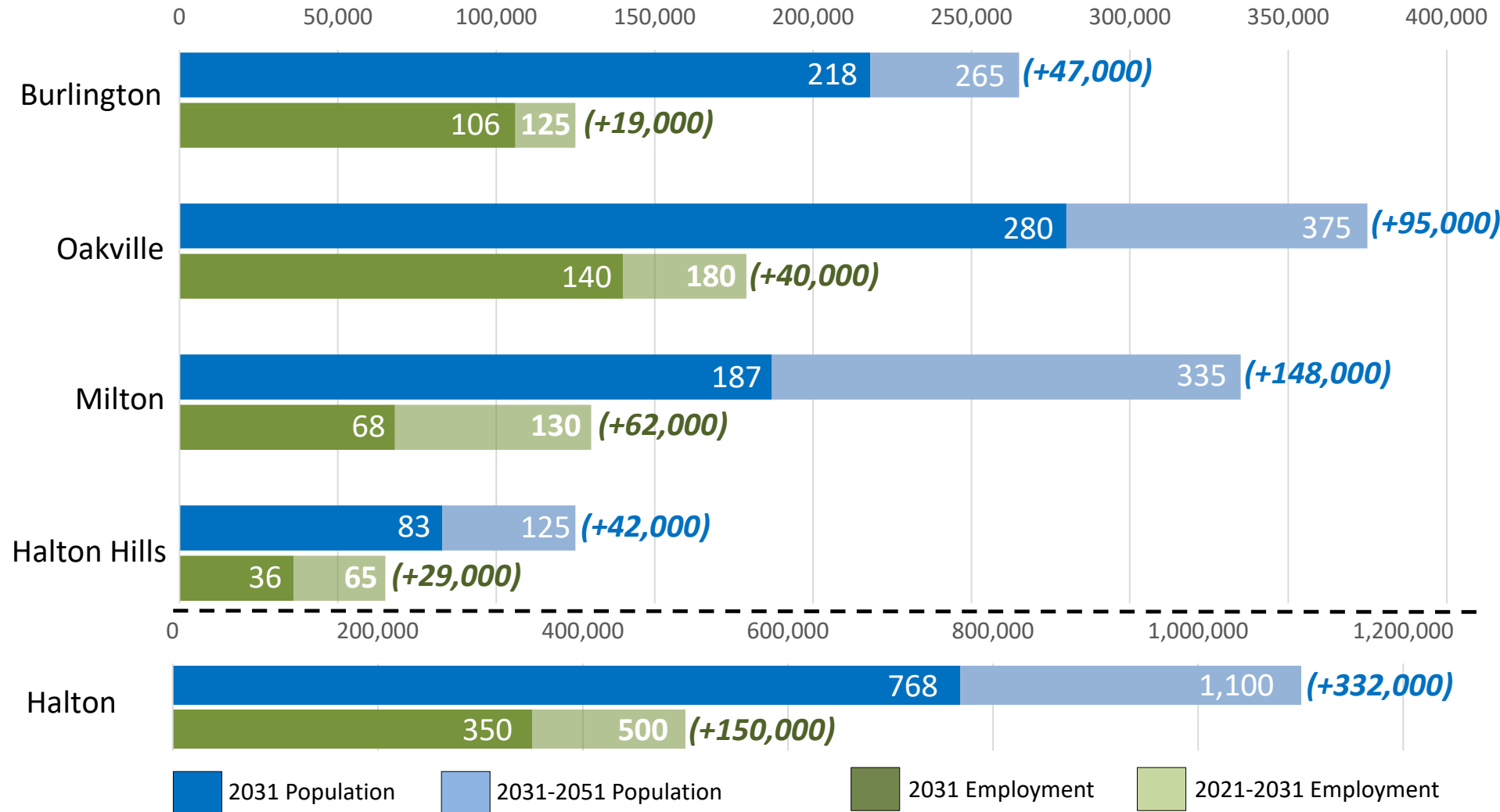
New Community Area	1,050 ha
New Employment Area	1,070 ha
Total New DGA	2,120 ha

Legend

-  New Community Area
-  New Employment Area
-  Existing Employment Area
-  Existing Designated Greenfield Area
-  Built-Up Area
-  Municipal Boundary
-  Urban Growth Centre
-  Major Transit Station
-  Primary Regional Node
-  Secondary Regional Node
-  Regional Corridor



Population and Employment Allocation, 2031-2051 by Local Municipality



Note: Bar graph figures in thousands. 2031 estimate is lower than the 2031 allocation in Table 1 of the Regional Official Plan, when 2031 population was 780,000 and employment was 390,000 for Halton.

Population Growth by Planning Horizon and Local Municipality

Municipality	Population				
	2021*	2021-2031 Growth	2031	2031-2051 Growth	2051
Burlington	195,000	+ 23,000	218,000	+ 47,000	265,000
Oakville	222,000	+ 58,000	280,000	+ 95,000	375,000
Milton	138,000	+ 49,000	187,000	+ 148,000	335,000
Halton Hills	66,000	+ 17,000	83,000	+ 42,000	125,000
Halton Region	621,000	+ 147,000	768,000	+ 332,000	1,100,000

* 2021 Hemson estimates

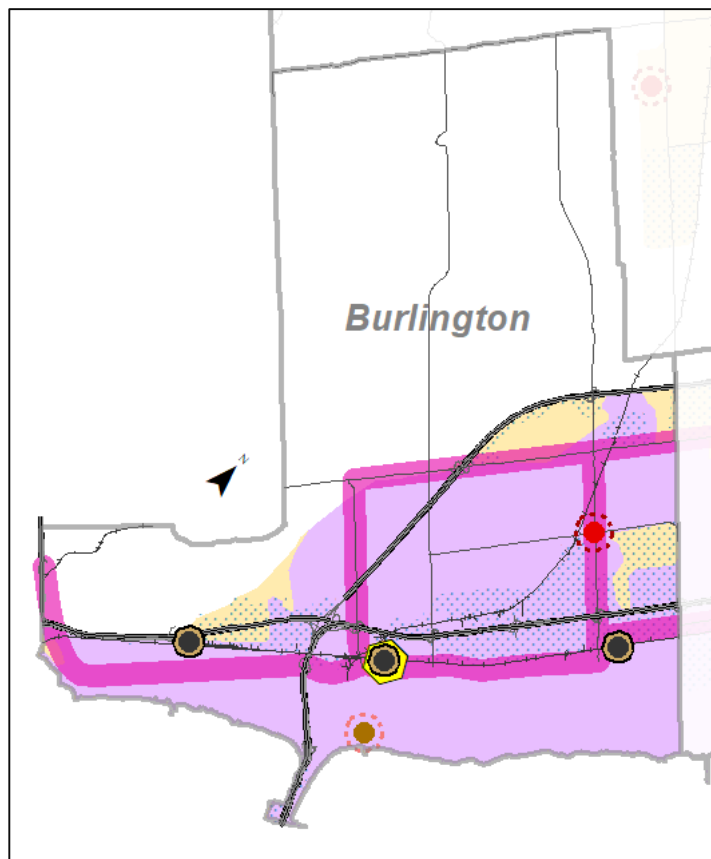
Employment Growth by Local Municipality and Planning Horizon

Municipality	Employment				
	2021*	2021-2031 Growth	2031	2031-2051 Growth	2051
Burlington	98,000	+ 8,000	106,000	+ 19,000	125,000
Oakville	111,000	+ 29,000	140,000	+ 40,000	180,000
Milton	44,500	+ 23,500	68,000	+ 62,000	130,000
Halton Hills	24,500	+ 11,500	36,000	+ 29,000	65,000
Halton Region	278,000	+ 72,000	350,000	+ 150,000	500,000












* 2021 Hemson estimates



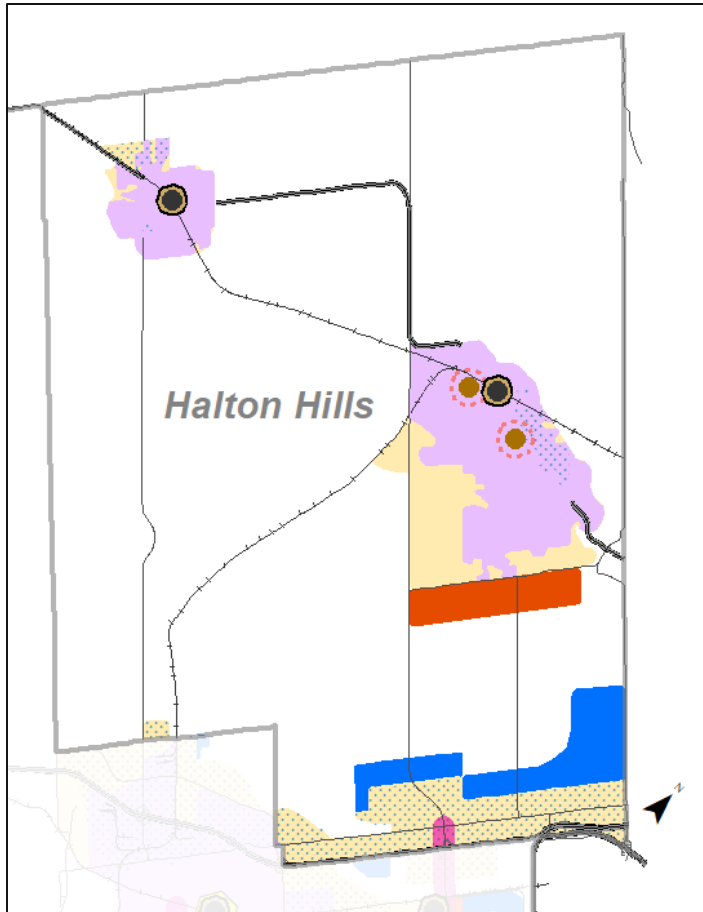
Population & Employment Allocation, 2031-2051 by Policy Area, Burlington





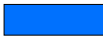



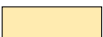

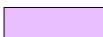


	Population	Jobs
Built-Up Area	41,000	14,500
Existing Designated Greenfield Area	3,000	2,500
New DGA (Community Area)	0	0
New DGA (Employment Area)	n/a	
Rural Area (including Hamlets)	3,000	200
Total	47,000	17,000

-  New Community Area
-  Urban Growth Centre
-  New Employment Area
-  Major Transit Station
-  Existing Employment Area
-  Primary Regional Node
-  Existing Designated Greenfield Area
-  Secondary Regional Node
-  Built-Up Area
-  Regional Corridor
-  Municipal Boundary

Population & Employment Allocation, 2031-2051 by Policy Area, Halton Hills

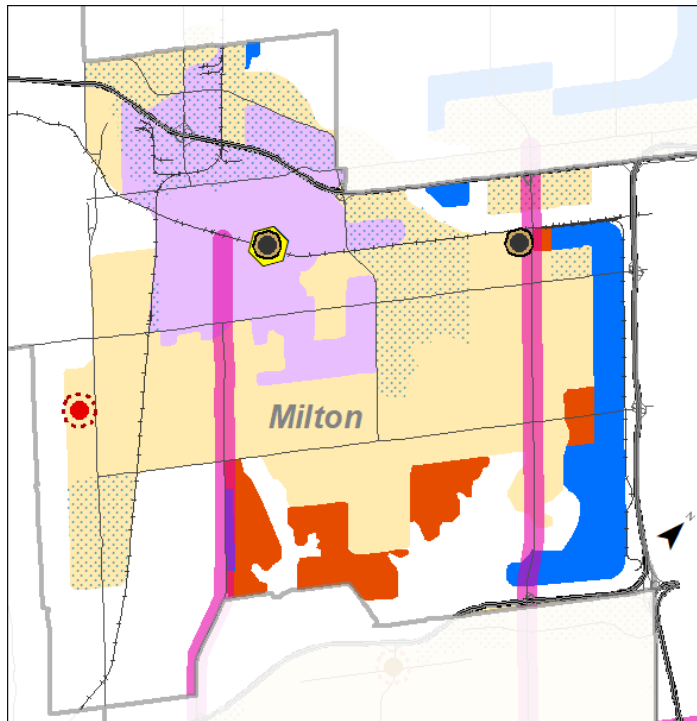


	Population	Jobs
Built-Up Area	9,000	4,000
Existing Designated Greenfield Area	12,000	14,000
New DGA (Community Area)	20,000	11,000
New DGA (Employment Area)	n/a	
Rural Area (including Hamlets)	600	100
Total	42,000	29,000

-  New Community Area
-  Urban Growth Centre
-  New Employment Area
-  Major Transit Station
-  Existing Employment Area
-  Primary Regional Node
-  Existing Designated Greenfield Area
-  Secondary Regional Node
-  Built-Up Area
-  Regional Corridor
-  Municipal Boundary

New Community Area	350 ha
New Employment Area	400 ha
Total New DGA	750 ha

Population & Employment Allocation, 2031-2051 by Policy Area, Milton

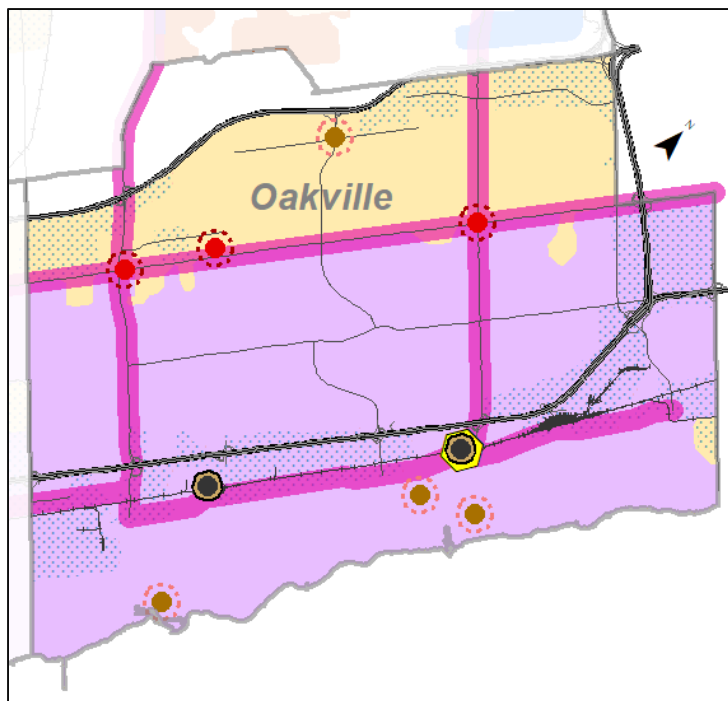


	Population	Jobs
Built-Up Area	22,000	15,000
Existing Designated Greenfield Area	84,000	30,000
New DGA (Community Area)	42,000	17,000
New DGA (Employment Area)	n/a	
Rural Area (including Hamlets)	500	100
Total	148,000	62,000












- New Community Area
- New Employment Area
- Existing Employment Area
- Existing Designated Greenfield Area
- Built-Up Area
- Municipal Boundary
- Urban Growth Centre
- Major Transit Station
- Primary Regional Node
- Secondary Regional Node
- Regional Corridor

New Community Area	700 ha
New Employment Area	670 ha
Total New DGA	1,370 ha





Population & Employment Allocation, 2031-2051 by Policy Area, Oakville



	Population	Jobs
Built-Up Area	42,500	24,000
Existing Designated Greenfield Area	52,000	16,000
New DGA (Community Area)	0	0
New DGA (Employment Area)	n/a	0
Rural Area (including Hamlets)	0	0
Total	94,000	40,000

-  New Community Area
-  Urban Growth Centre
-  New Employment Area
-  Major Transit Station
-  Existing Employment Area
-  Primary Regional Node
-  Existing Designated Greenfield Area
-  Secondary Regional Node
-  Built-Up Area
-  Regional Corridor
-  Municipal Boundary





Key Principles

Key Principle for Preferred Growth Concept	Element of Preferred Growth Concept
 1. Confirming and Supporting a Regional Urban Structure	<ul style="list-style-type: none">• Directs significant population and employment growth to mixed-use Strategic Growth Areas (UGCs, MTSAs, Regional Nodes)• Directs growth to Regional Corridors to support transit
 2. Setting an Ambitious and Achievable Intensification Target	<ul style="list-style-type: none">• Over 85 percent of housing unit growth in Built-up Area and existing Designated Greenfield Area combined• Includes additional “densification” of Strategic Growth Areas outside the BUA, particularly corridors, recognizing planned growth within these areas• Proposed alternative intensification target of 45%, as (compared to the minimum intensification target for growth directed to Built-Up Area of 50 percent contemplated by the Growth Plan)
 3. Meeting the Challenge of Climate Change	<ul style="list-style-type: none">• Minimizes GHG emissions through compact and transit-supportive growth as part of the Region’s overall strategy to address the Climate Change Emergency
 4. Establishing a Broad Range and Mix of Housing	<ul style="list-style-type: none">• Significantly shifts the housing mix towards apartments (50%) in keeping with intensification and compact urban form objectives• Provides an adequate supply of ground-related housing, including singles/semis (23%).

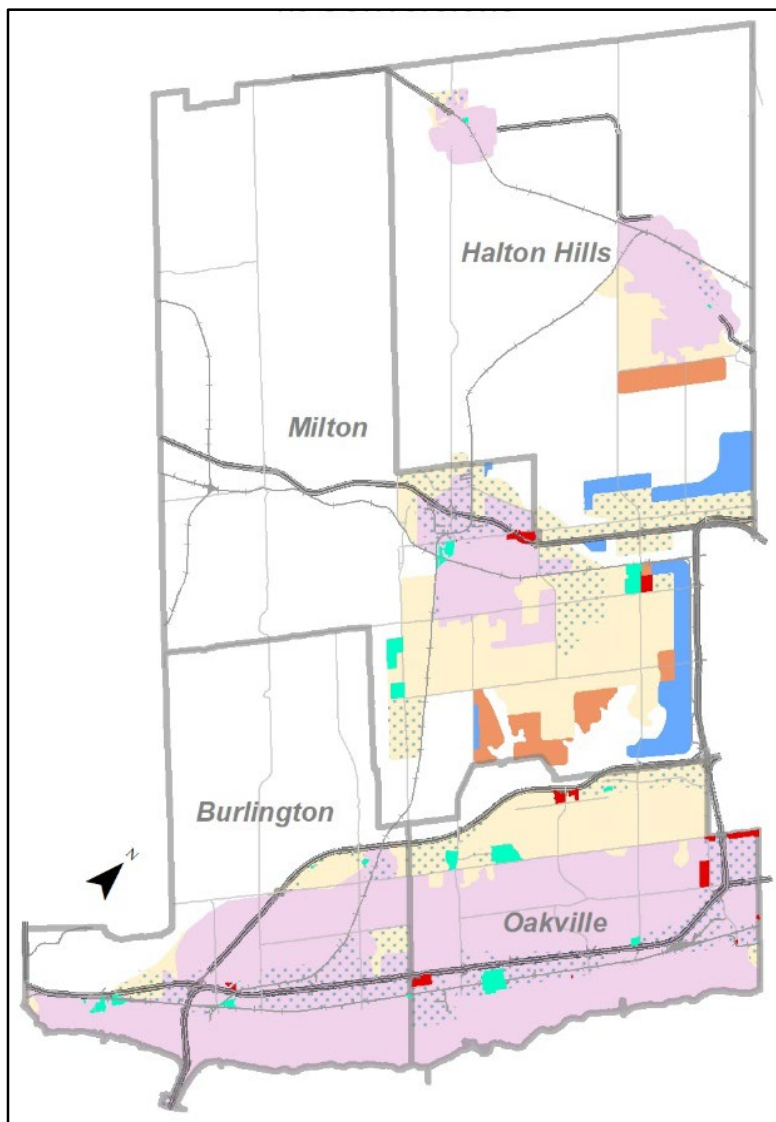
Key Principles

Key Principle for Preferred Growth Concept	Element of Preferred Growth Concept
 <p data-bbox="297 297 691 405">5. Providing a Complete Spectrum of Employment Opportunities</p>	<ul data-bbox="846 261 1854 558" style="list-style-type: none"><li data-bbox="846 261 1854 368">• Shifts significant future employment growth from Employment Land Employment into Major Office Employment directed to Strategic Growth Areas and existing employment areas<li data-bbox="846 411 1854 558">• Provides an adequate supply of new Employment Area in Milton and Halton Hills to accommodate market demand for advanced manufacturing, logistics/warehousing and supportive uses which require access to 400 series highways.
 <p data-bbox="297 672 784 743">6. Advancing Strategic Employment Land Conversions</p>	<ul data-bbox="846 636 1818 739" style="list-style-type: none"><li data-bbox="846 636 1818 739">• Advances several strategic employment conversions to address local municipal objectives and foster mixed-use, transit-supportive communities
 <p data-bbox="297 911 794 1019">7. Setting Bold yet Achievable Community Area & Employment Area Density Targets</p>	<ul data-bbox="846 836 1864 1129" style="list-style-type: none"><li data-bbox="846 836 1864 939">• Sets a Region-wide Community Area DGA minimum density target of 65 residents/jobs per hectare, exceeding Growth Plan minimum density.<li data-bbox="846 986 1864 1129">• Sets a Region-wide Employment Designated Greenfield Area minimum density target, encouraging employment intensification, while recognizing that employment densities will not be the same for all employment areas, depending on their role/function

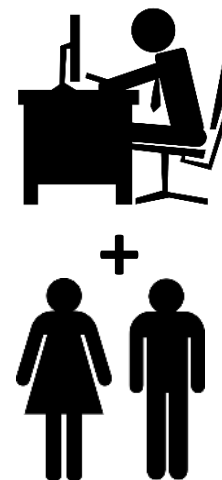
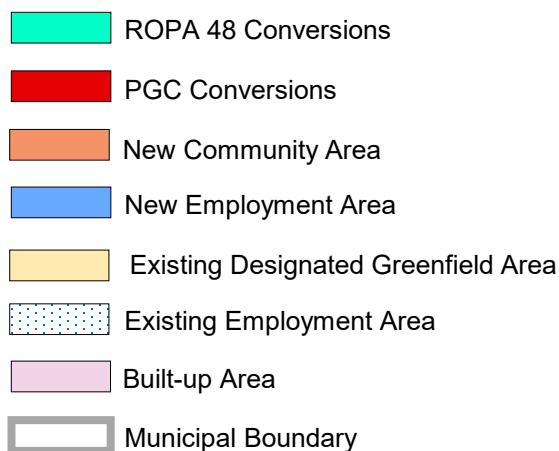
Key Principles

Key Principle for Preferred Growth Concept	Element of Preferred Growth Concept
 8. Maintaining Strong Development Phasing Policies	<ul style="list-style-type: none">• Based on logical development phasing policies to ensure orderly development of the Region and the local municipalities, and ensure intensification targets can be met
 9. Ensuring Growth Proceeds without negative Fiscal Impacts	<ul style="list-style-type: none">• Supported by a Fiscal Impact Assessment that demonstrates the population and employment growth minimizes fiscal impact for the Region or its Local Municipalities
 10. Maximizing Agricultural Land Protection	<ul style="list-style-type: none">• Minimizes agricultural land consumption by directing significant growth within the Built-up Area and the existing Designated Greenfield Area• Supported by an AIA that demonstrates the impact on the agricultural system has been minimized, and considers local food production and food security
 11. Further Enhancing the Natural Heritage System	<ul style="list-style-type: none">• Does not encroach on the overall Natural Heritage System• Generally directs growth to areas that minimize impact on the overall Natural Heritage System from urban expansion, supported by a Natural Heritage Assessment

Draft Preferred Growth Concept Strategic Employment Conversions



- ROPA 48 conversions are incorporated and additional conversions included
- Additional conversions include:
 - Agerton lands east of Trafalgar Road in Milton
 - Neyagawa Urban Core in Oakville
- Site-specific conversions will be detailed in final assessment to be provided in February 2022.



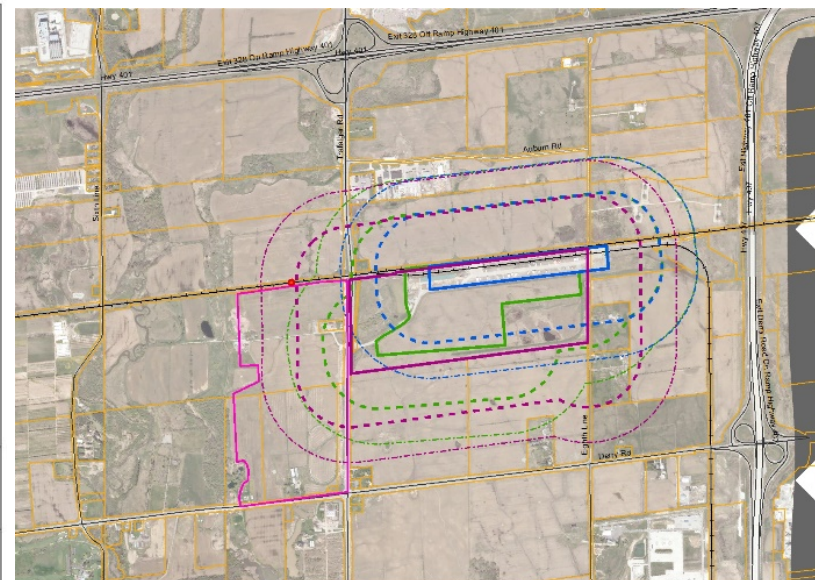
Draft Preferred Growth Concept Strategic Employment Conversions – Agerton Lands

Figure 9: Agerton Employment SPA - 800 Metre Walkshed (From Town of Milton Agerton Secondary Plan)



Source: New Station Initial Business Case Milton-Trafalgar (Oct 2020)

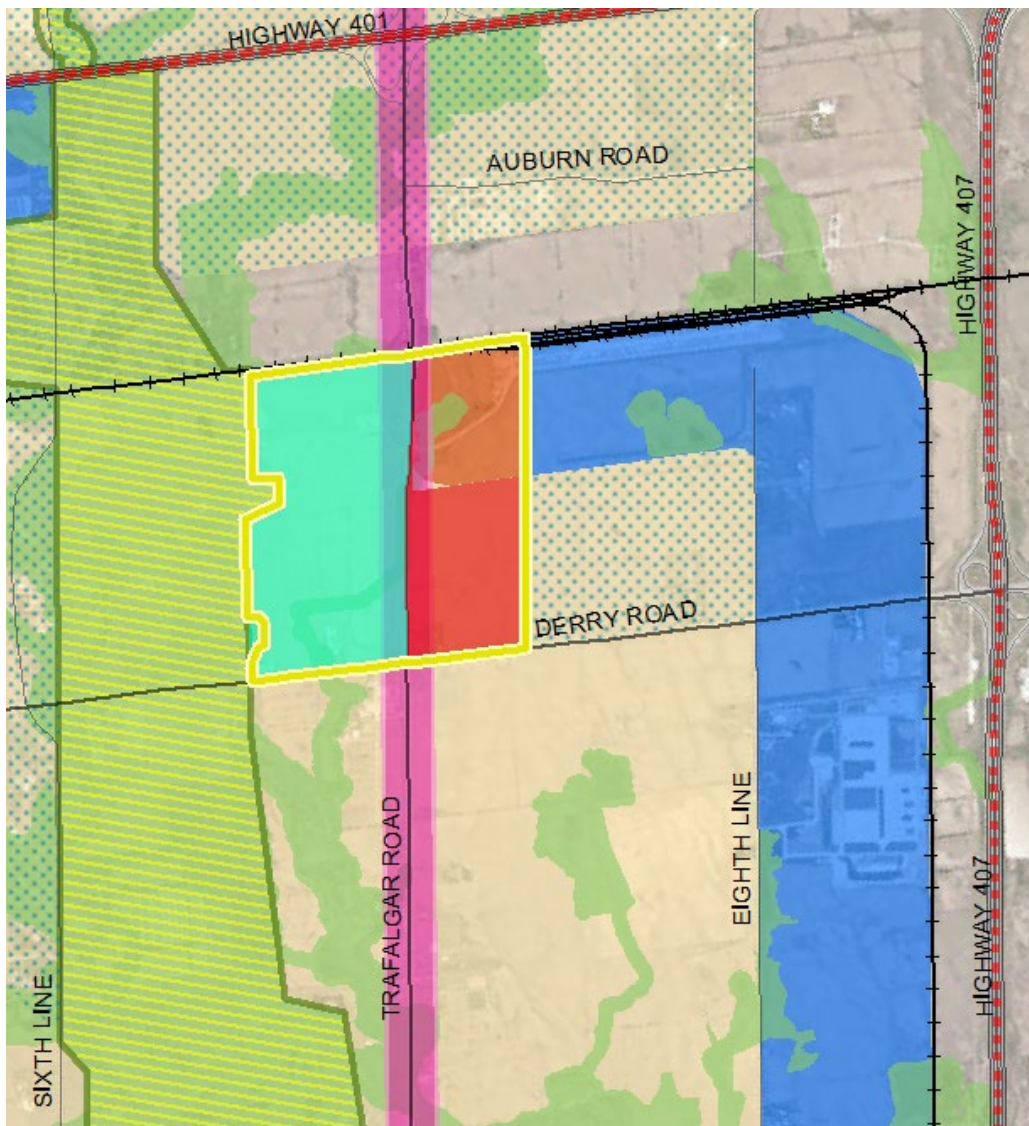
- The Initial Business Case for the Milton-Trafalgar GO Station prepared by Metrolinx identified an 800-metre walkshed radius from the location of the Major Transit Station identified in the Town's Agerton Secondary Plan.



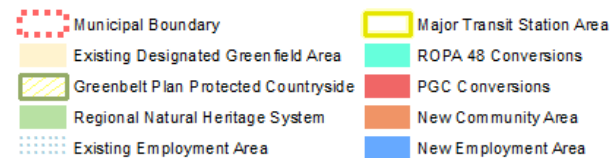
Source: Halton Region Agerton Analysis

- Regional analysis also included assessing potential land use compatibility implications using a 300m (informed by 'Guidelines for New Development in Proximity to Rail Operations') and 500m (informed by the new Proposed Land Use Compatibility Guidelines) separation distances.

Strategic Employment Conversions – Agerton Lands

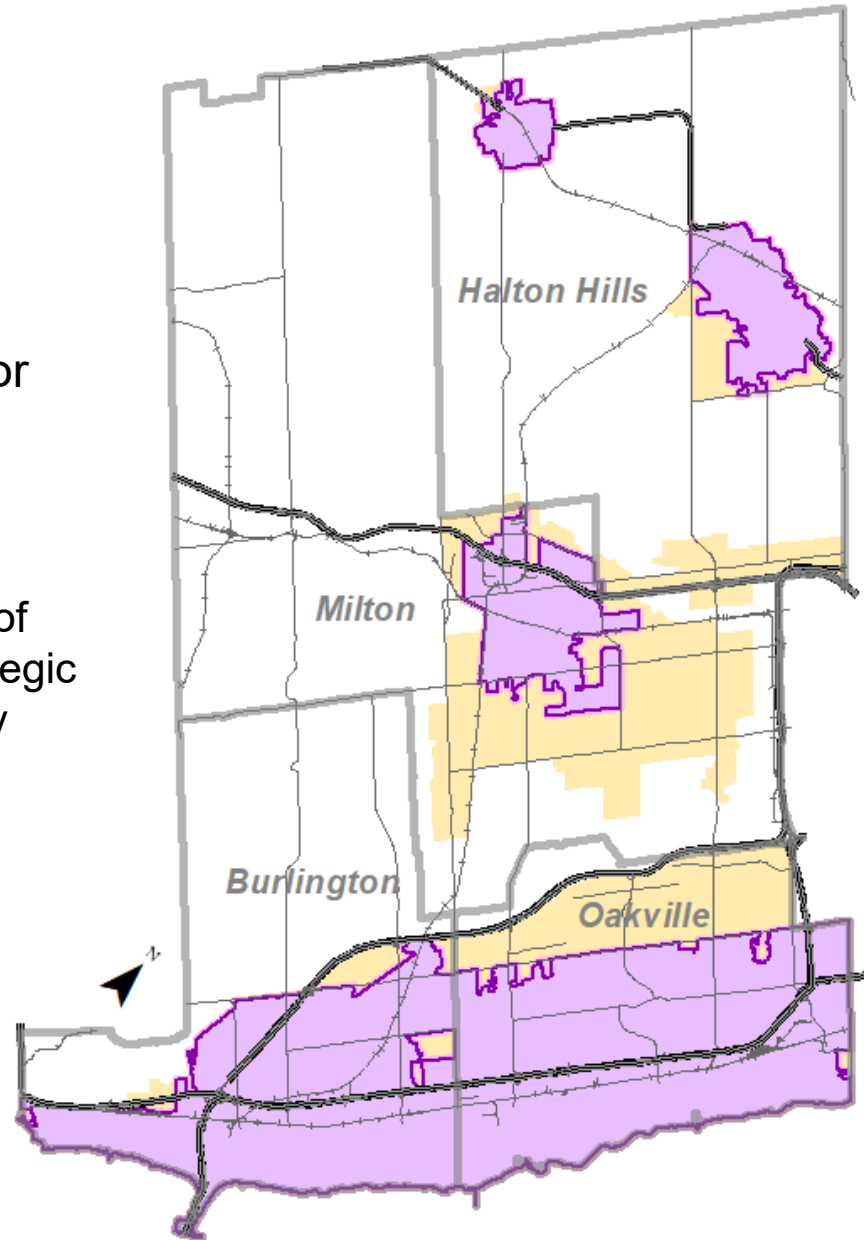
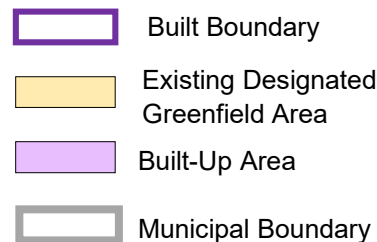


- Conversion of lands west of Trafalgar Road advanced through ROPA 48.
- Through further analysis and consultation, lands east of Trafalgar Road are converted in the Draft Preferred Growth Concept, along with the addition of lands to the Urban Area.
- This approach includes lands within an 800m radius of the proposed Trafalgar Go Station, supporting this Major Transit Station Area while maintaining employment lands further east.

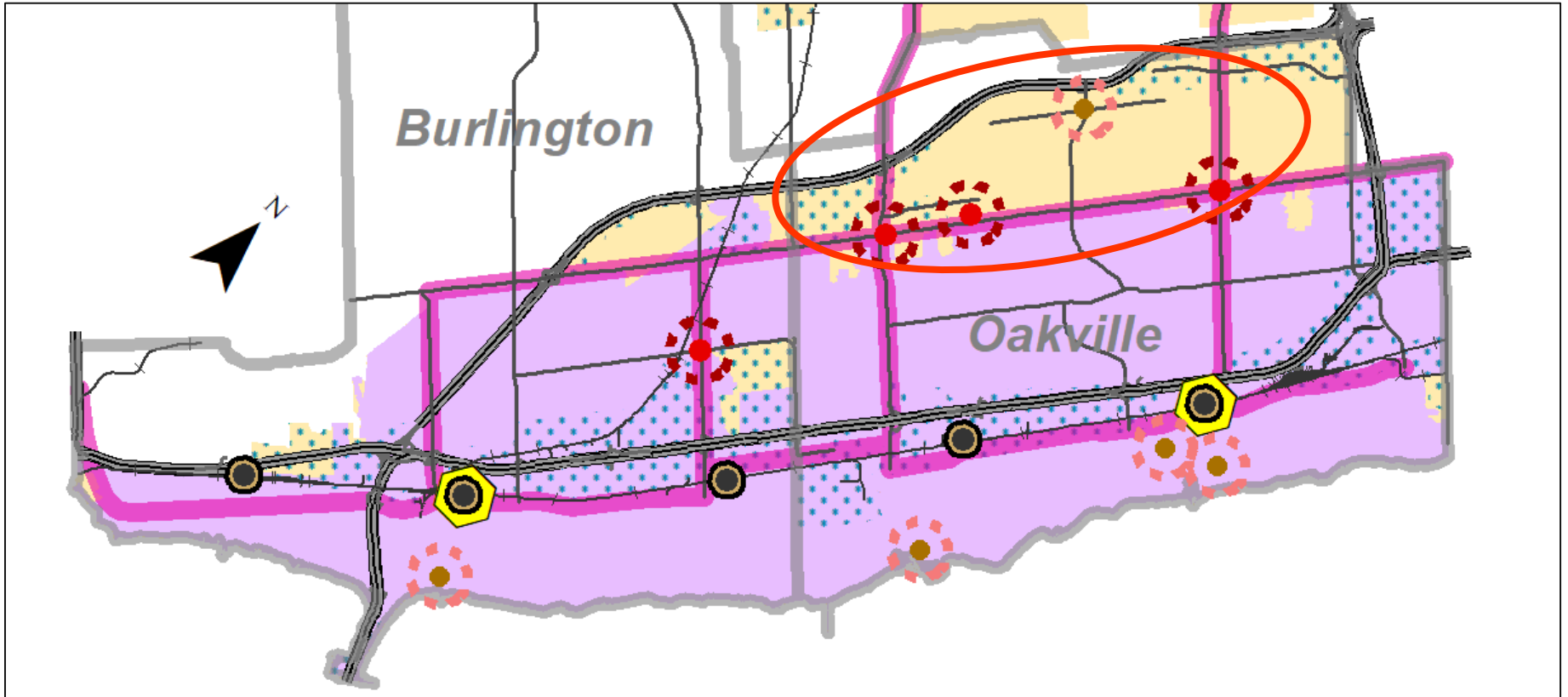


Built Boundary in Halton

- Built Boundary delineated by the Province in 2006
- Determines what is “intensification”
- Built Boundary and Growth Plan intensification policy has limitations for Halton’s municipalities:
 - Intensification opportunities are not evenly distributed across Region
 - Does not support adequate amount of growth/densification planned in Strategic Growth Areas outside Built Boundary
 - Issue of timing for Strategic Growth Areas, inside Built Boundary, in transition (e.g. Bronte GO MTSA)



Built Boundary / Alternative Intensification Rate

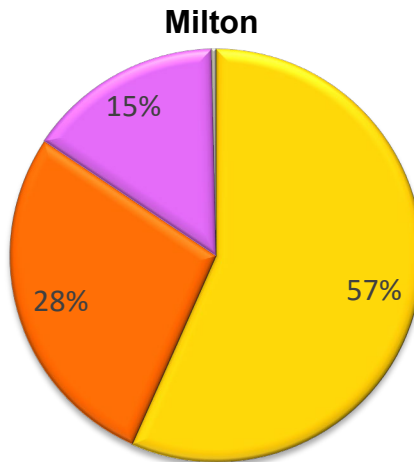
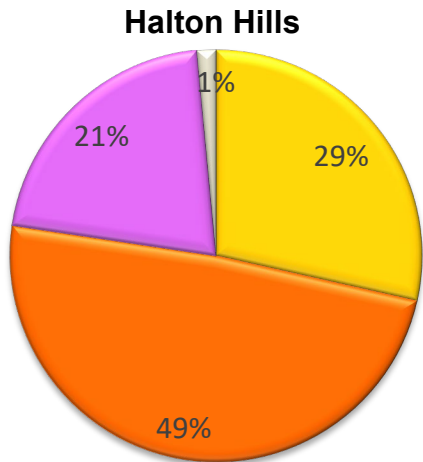
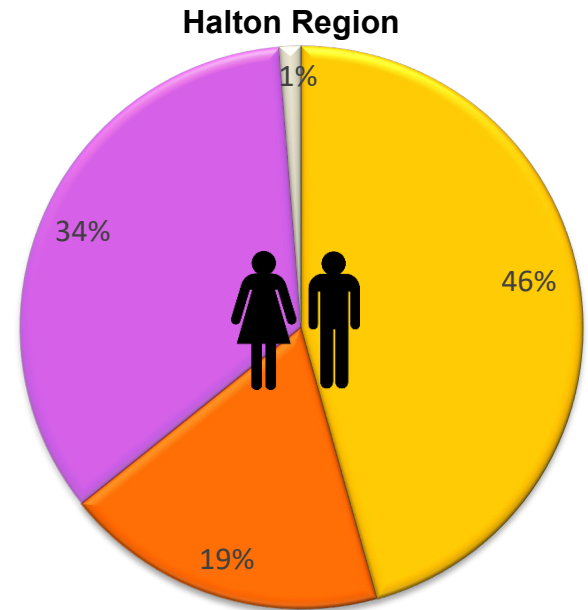
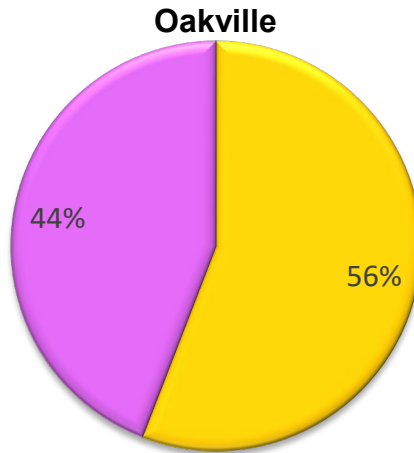
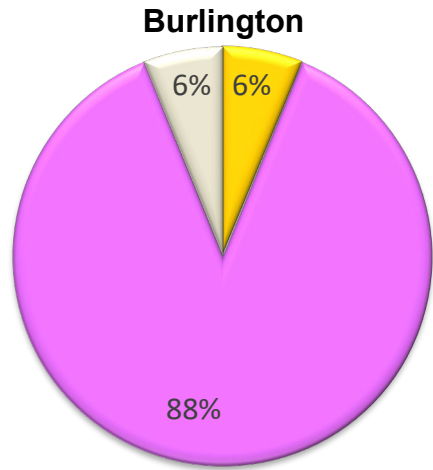


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|---|---|
|  Existing Employment Area |  Urban Growth Centre |
|  Existing Designated Greenfield Area |  Major Transit Station |
|  Built-Up Area |  Primary Regional Node |
|  Municipal Boundary |  Secondary Regional Node |
| |  Regional Corridor |

Housing Unit Growth by Growth Concept, 2031-2051

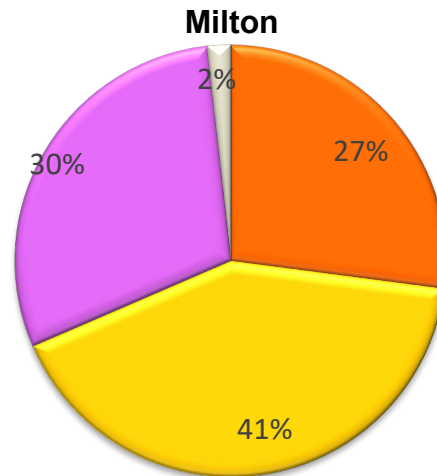
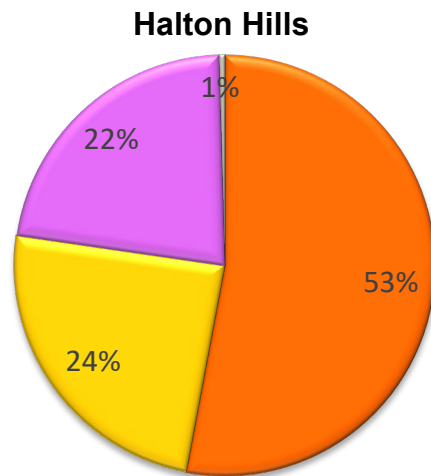
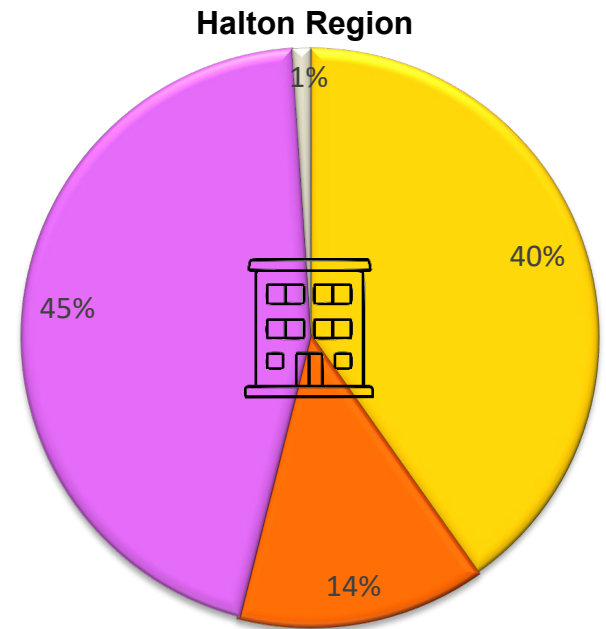
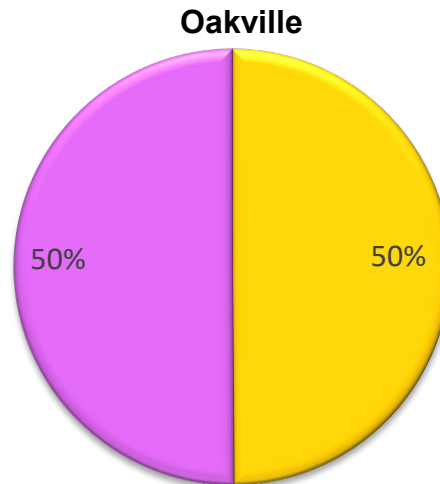
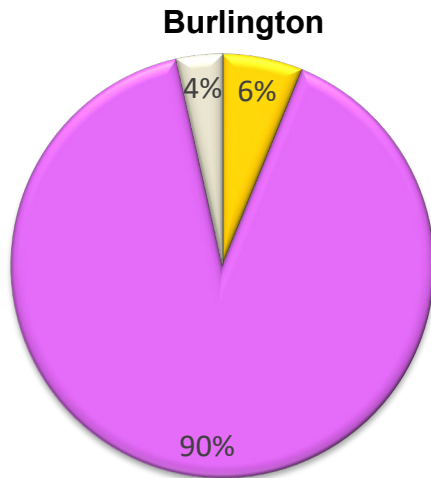
	Concept 1: 60% Densification	Concept 2: 70% Densification	Concept 3A/3B: 80% Densification	Concept 4: 50% Intensification	Draft Preferred Growth Concept
Built-Up Area Intensification	51%	54%	55%	50%	45%
Designated Greenfield Densification (BUA Intensification + Additional Apartments in DGA)	60%	70%	80%	53%	58%
A) Built-up Area and Existing Designated Greenfield Area Total	80%	90%	100%	71%	86%
B) New Designated Greenfield Area (Urban Expansion)	20%	10%	0%	29%	14%
Total (A+B)	100%	100%	100%	100%	100%

Population Growth 2031-2051 by Local Municipality & Growth Plan Policy Area



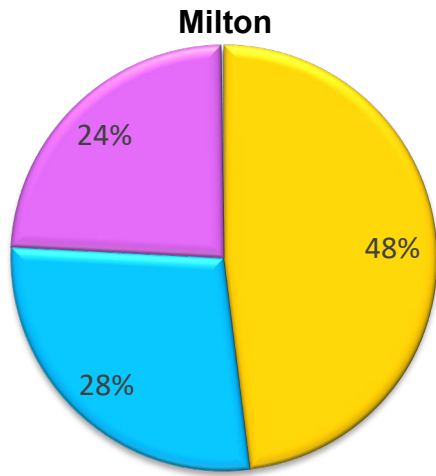
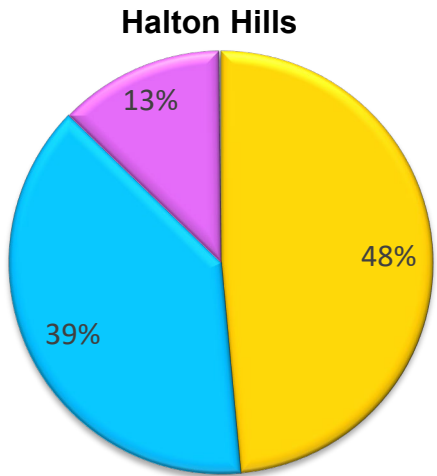
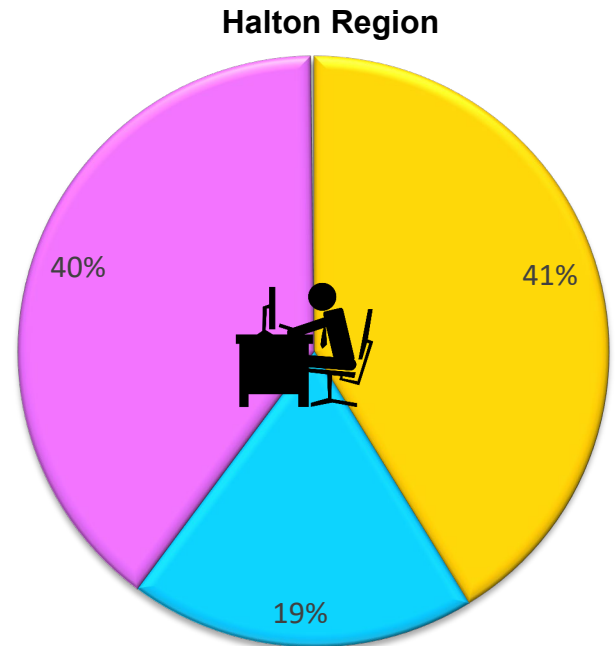
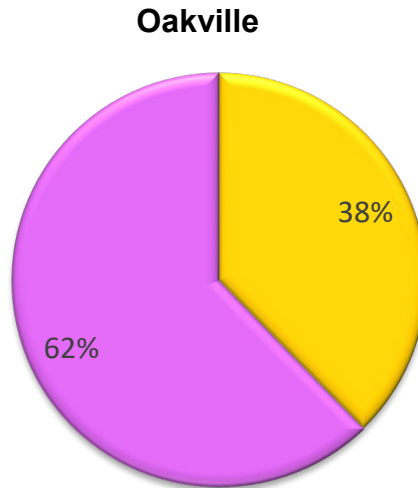
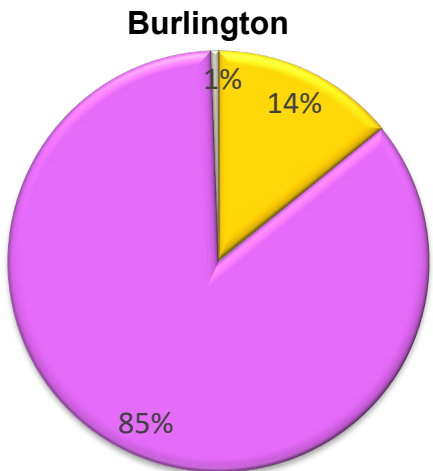
DGA = Designated Greenfield Area
 BUA Total = BUA Centres, BUA Corridors, Remaining BUA

Housing Unit Growth 2031-2051 by Local Municipality & Growth Plan Policy Area



DGA = Designated Greenfield Area
 BUA Total = BUA Centres, BUA Corridors, Remaining BUA

Employment Growth 2031-2051 by Local Municipality & Growth Plan Policy Area

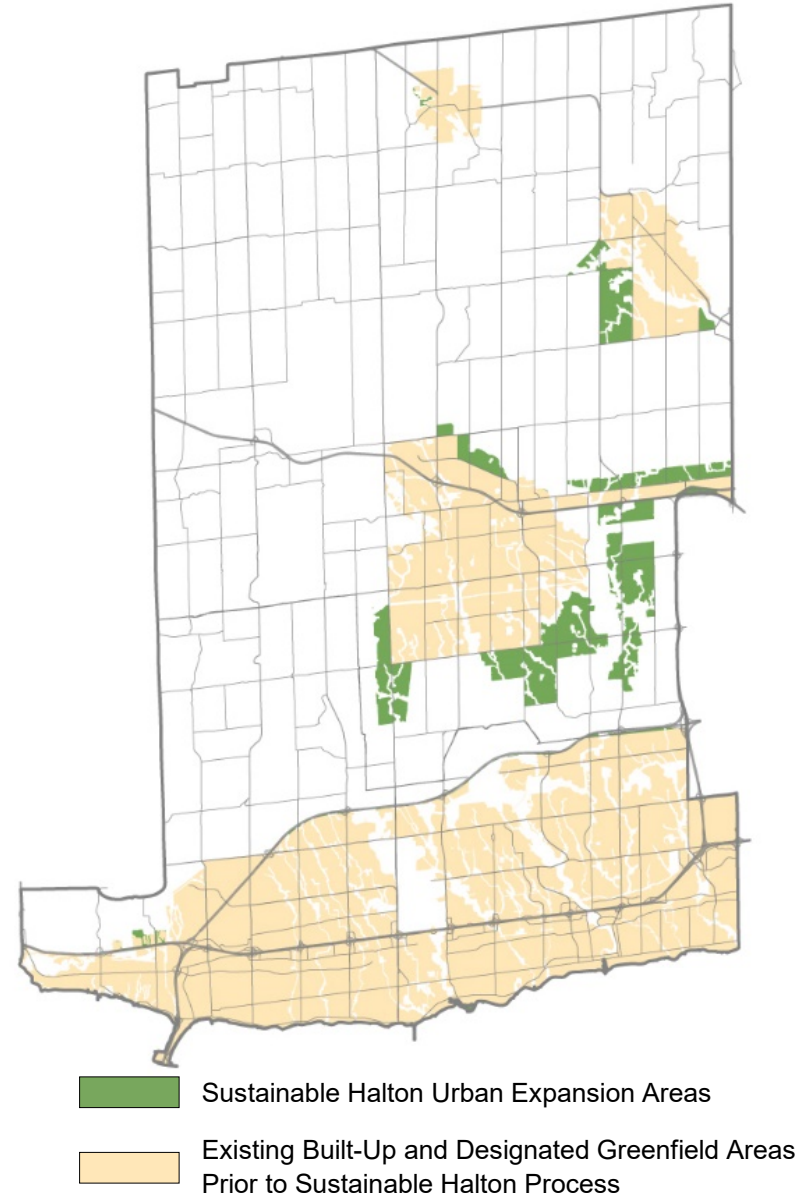


DGA = Designated Greenfield Area
 BUA Total = BUA Centres, BUA Corridors, Remaining BUA

Sustainable Halton Background

The current Regional Official Plan was developed as a result of a Growth Strategy for Halton approved by Regional Council in 2009 and implemented through ROPAs 37, 38 and 39:

- Planning horizon extended from 2021-2031
- Halton was to accommodate 780,000 people and 390,000 jobs by 2031.
- Established density, intensification targets, Regional phasing horizons



Sustainable Halton vs. Draft Preferred Growth Concept

	Sustainable Halton Plan 2021-2031	Draft PGC 2031-2051
Planning Period	10 years	20 years
Population to be accommodated	188,000	332,000
New Community Area DGA (ha)	1,700	1,060
Employment to be accommodated	82,000	150,000
New Employment Area DGA (ha)	1,100	1,050
TOTAL New Designated Greenfield Area	2,800	2,110
Average New DGA/year (ha)	280	105

- Policy Directions Report (February 2022)
- Preferred Growth Concept (February 2022)



Land Needs
Assessment



Natural Heritage
Assessment



Climate Change/GHG
Emissions Assessment



Infrastructure Analysis
Water/Wastewater
Transportation



Agricultural Impact
Assessment



Fiscal Impact
Assessment

Integrated Growth Management Strategy Regional Official Plan Review – Work Plan Timeline

Amendment on Regional Urban Structure (ROPA 48)

Amendment on Integrated Growth Management Strategy (ROPA 49)

Amendment on Agricultural System, Natural Heritage, Climate Change and other matters

