

Report To:	Regional Chair and Members of Regional Council
From:	Art Zuidema, Commissioner, Legislative and Planning Services
Date:	June 19, 2019
Report No. - Re:	LPS41-19 – Regional Official Plan Review - Progress Update on the Integrated Growth Management Strategy and Preliminary Growth Scenarios

RECOMMENDATION

1. THAT Report No. LPS41-19 re: “Regional Official Plan Review – Progress Update on the Integrated Growth Management Strategy and Preliminary Growth Scenarios” be received for information.
2. THAT staff be directed to advance the Growth Scenarios that represent the ‘Local Plans and Priorities’ (Scenarios 1B, 2B, 3B and 4B) as the foundation for analysis and refinement to develop four Growth Concepts as outlined in Attachment #1 of Report No. LPS41-19.
2. THAT the Evaluation Framework outlined in Attachment #2 of Report No. LPS41-19 be endorsed and that staff be directed to undertake an evaluation of the four refined Growth Concepts as outlined in the Report.
3. THAT the Regional Clerk forward a copy of Report No. LPS41-19 to the Ministry of Municipal Affairs and Housing, Conservation Halton, Credit Valley Conservation, Grand River Conservation Authority, the City of Burlington, the Town of Halton Hills, the Town of Milton, and the Town of Oakville for their information.

REPORT

Executive Summary

- Phase 2 of the Regional Official Plan Review (ROPR) is underway and, consistent with Council direction on the Official Plan Directions Report, will address key themes as part of the review, including:
 - Integrated Growth Management;
 - Rural & Agricultural Systems;
 - Natural Heritage System;
 - Climate Change Mitigation and Adaptation; and
 - Implementation.

- The Integrated Growth Management Strategy (IGMS) component of the Official Plan Review will result in a growth strategy for Halton Region to accommodate 1,000,000 people and 470,000 jobs to 2041, as required by the Provincial Growth Plan (2019).
- As a key part of advancing the IGMS, staff have developed preliminary Growth Scenarios which describe a range of growth options, based on a range of intensification rates including associated infrastructure (water, wastewater and transportation) opportunities and constraints, and potential financial impact of each option. The Growth Scenarios provide an opportunity to assess and compare different options and possible implications for the Halton community.
- This report provides information to Regional Council on eight initial Growth Scenarios that have been prepared to distribute population and job growth based on the following factors:
 - Distribution of growth based on:
 - Moderate amount of new greenfield growth (Scenario 1);
 - Limited amount of new greenfield growth (Scenario 2);
 - No new community designated greenfield area (Scenario 3); and
 - Growth aligned with the new targets as set out in the Provincial Growth Plan, 2019 (Scenario 4).
 - Distribution of growth among the municipalities based on:
 - Established planned pattern proportions of growth as defined through the 2009 Regional Official Plan (“A” Scenarios); and
 - Local municipal plans, priorities and land supply (“B” Scenarios).
- The *Integrated Growth Management Strategy: Growth Scenarios, Halton Region to 2041* technical paper is provided as Attachment #4 under separate cover to this report. It is available in electronic format as part of the full report in the Agenda for June 19, 2019 on Halton.ca. This report provides information and analysis relating to:
 - demographics, housing and economic trends influencing residential and employment growth in Halton;
 - key planning considerations arising from alternative distributions of growth as represented by the eight growth Scenarios;
 - high-level, potential implications of each Scenario with respect to growth management policy, infrastructure (water/wastewater and transportation opportunities and constraints), and finance; and
 - a process to review and evaluate the options, and contribute to the detailed assessment of infrastructure needs and land supply implications.
- To provide a summary of the outcomes and highlights of the technical review, and development of the Integrated Growth Management Strategy Scenarios, the Executive Summary from the Technical paper has been attached to this report as Attachment #1.

- Based on the results of the analysis of the eight initial growth scenarios in the technical paper, and in order to focus further analysis on the potential growth options, this report recommends that only the four Scenarios based on local municipal plans and priorities (1B, 2B, 3B and 4B) be advanced. These Scenarios will provide the foundation for the analysis and refinement required to develop four Growth Concepts. The Growth Concepts will be evaluated and brought forward to Regional Council prior to advancing the formal public consultation process.
- To undertake an objective evaluation of each of the Growth Concepts following further refinement, Regional staff, in partnership with local municipal staff, have prepared an Evaluation Framework provided in Attachment #2 of this report for Council's review and endorsement. The Evaluation Framework is a qualitative analytical tool that focuses on Regional Urban System & Local Urban Structure, Infrastructure & Financing, Agriculture, Environment and Climate Change, and Growing the Economy & Moving People and Goods. The Evaluation Framework is derived from Regional Official Plan policy and, if endorsed, will guide the evaluation of the four Growth Concepts moving forward.
- Some additional work is required, in partnership with the local municipalities, to refine the four scenarios in advance of the evaluation. This includes:
 - delineation of proposed boundaries for the Major Transit Station Areas (MTSAs);
 - identification of Strategic Growth Areas and the range of growth to be assigned to each area; and
 - identification of specific employment conversions in line with conversion criteria in the Regional Official Plan.
- Following refinement of the four Scenarios, staff will evaluate each scenario in collaboration with local municipal staff, and will present the findings in a draft Growth Concepts report to Regional Council in the Fall of 2019. While staff will look for opportunities to provide information to key stakeholders on the process and next steps in the interim, formal engagement on the Growth Concepts will commence in the Fall once the evaluations are complete and reported to Regional Council.

Background

In January 2019, Regional Council received Report No. LPS12-19 "Regional Official Plan Review – Project Status and Work Plan Update" which highlighted key work associated with the themes of the Regional Official Plan Review (ROPR), one being the Integrated Growth Management Strategy (IGMS). The IGMS is a process to plan and guide growth and urban development which will result in a growth strategy for Halton Region to accommodate 1,000,000 people and 470,000 jobs to 2041, as required by the Provincial Growth Plan (2019).

The IGMS must balance a range of Regional and local municipal priorities in planning for the next phase of growth in Halton, including:

- amount, location and pace of growth;
- intensification versus greenfield development;
- where and how intensification is accommodated;
- location of any potential urban boundary expansion;
- planning for MTSAs;
- employment land conversions; and
- infrastructure (water, wastewater and transportation) and financial implications of growth.

The purpose of this report is to present the first technical paper on the IGMS process and to provide Regional Council with an overview of the next steps and considerations in the process.

Discussion

Technical Paper – IGMS Growth Scenarios: Halton Region to 2041

A technical paper titled “*Integrated Growth Management Strategy Growth Scenarios: Halton Region to 2041*” is provided as Attachment #4 under separate cover to this report. It is available in electronic format as part of the full report in the Agenda for June 19, 2019 on Halton.ca. As the first technical paper on the IGMS, this paper provides information on:

- Current population and jobs in Halton Region;
- Changes in growth, development, demographics, employment and servicing since ROPA 38;
- Trends affecting population and jobs, including retail analysis;
- The Provincial Growth Plan policies as they apply to Halton’s Municipal Comprehensive Review (MCR);
- Potential high level opportunities and constraints from an infrastructure (water, wastewater, and transportation) perspective; and
- Preliminary Growth Scenarios.

Population Growth: From “Growth Scenarios” to “Growth Concepts”

The technical paper identifies eight growth scenarios to accommodate growth in Halton Region to 2041. Four of the eight Scenarios (1A, 2A, 3A, and 4A) are based on continuing the existing planned pattern of growth established in ROPA 38 between 2031 and 2041 and applying varying levels of intensification. The other four scenarios (1B, 2B, 3B and 4B) apply varying rates of intensification in accordance with existing and emerging plans and priorities for a number of higher-density mixed-use areas. For

example, as a part of refinement, Burlington might have an option to capture a lesser amount of growth and Milton may have an option to capture a greater amount. Additional analysis will be undertaken to revise and refine these Scenarios, balance the interests of the Local Municipalities, and reflect the consultation input to be received as part of the ROPR Consultation and Engagement process through the Fall of 2019.

An alternative for Scenario 2B examines a potential option for accommodating growth accounting for development proposals in the Agerton Secondary Plan area of Milton. Each set of scenarios also examines the extent to which new Designated Greenfield Areas (new urban expansion areas) will be required to accommodate population growth beyond 2031.

The eight initial Growth Scenarios that are discussed in this report and in Attachment #4 (under separate cover), have been prepared to distribute growth based on the following factors:

- Distribution in growth based on a “regional scenario” that looks at how growth is distributed between the Built Boundary and the Designated Greenfield across the Region:
 - Moderate amount of new greenfield growth (Scenario 1);
 - Limited amount of new greenfield growth (Scenario 2);
 - No new designated greenfield area (Scenario 3); and
 - Growth aligned with new targets as set out in the Provincial Growth Plan, 2019 (Scenario 4).
- Allocation of growth that allocates growth to each of the local municipalities based on:
 - Established planned pattern proportions of growth as defined through the Regional Official Plan established by Council in 2009 (“A” Scenarios); and
 - Local municipal plans, priorities and land supply that captures capacity defined by local plans and studies related to growth and urban structure (“B” Scenarios).

The table below provides a visual of how each scenario has been developed in relation to how growth is distributed regionally and allocated locally as described above.

	Regional Scenario			
	Moderate Greenfield Designation (estimated new community DGA Area = 500 ha)	Limited Greenfield Designation (estimated new community DGA Area = 250 ha)	No New Greenfield Designation (estimated new community DGA Area = 0 ha)	Growth Plan, 2019 Targets (estimated new community DGA Area = 1,000ha)
Allocation Lens				
Existing Planned Pattern (ROPA 38)	Scenario 1A	Scenario 2A	Scenario 3A	Scenario 4A
Local Plans & Priorities	Scenario 1B	Scenario 2B	Scenario 3B	Scenario 4B

The eight growth scenarios have been assessed at a high-level to identify the potential impact each would have on the Region’s existing and planned water, wastewater and transportation infrastructure in order to identify potential opportunities and constraints to 2041. The results of the infrastructure analysis are provided in the technical report and will be further refined and evaluated as the study progresses towards a set of evaluated Growth Concepts.

There are four scenarios (Scenarios 1A, 2A, 3A and 4A) that continue the planned pattern of growth that was initially adopted through ROPA 38 in 2009. The approach for these scenarios would be to continue allocating the same proportion of growth to each of the municipalities beyond 2031 through to 2041. It was important for staff to test the appropriateness of the current planned pattern through this exercise to determine whether the local allocations of growth are still relevant given shifts in policy, trends and market conditions.

Local intensification studies have been, or are being, undertaken by the local municipalities to identify significant potential for development and redevelopment within strategic growth areas throughout the built-up areas and within the developing greenfield lands of the Region. Based on this extensive work and the initial findings of the technical report, there is a greater understanding of capacity of local municipalities to receive growth beyond the proportionate allocations provided through ROPA 38. Given this fact, and recognizing the importance of undertaking additional technical analysis with respect to the four local plans scenarios (1B, 2B, 3B and 4B), it is recommended that no further consideration be given to the ROPA 38 based scenarios. As a result, this report recommends that only the local plans and priorities scenarios be advanced to provide the foundation for the analysis and development of the Growth Concepts.

Based on feedback from the Council Workshop on the Growth Scenarios on April 10, 2019, there is merit in building in flexibility through the refinement process to maximize the range of choice for the amount of growth to be allocated to each municipality. In

particular, where there are ongoing studies to define and/or confirm growth and intensification opportunities, this information needs to be considered. This could result in some variations to the growth allocations of the four Concepts to build in a wider degree of variability. For example, as a part of refinement, Burlington might have an option to capture a lesser amount of growth and Milton may have an option to capture a greater amount.

Additional technical analysis required to refine the four local plans scenarios into more concrete growth concepts will ensure accurate accounting of land needs. For example, the local plans scenarios must be refined to identify and allocate growth to strategic growth areas, MTSAs as well as account for and evaluate opportunities for select employment land conversions. These strategic areas have capacity to accommodate significant growth in accordance with the Growth Plan which will determine the amount of new land required. This work has commenced and will be completed in collaboration with local municipal staff to prepare four refined Growth Concepts that will be evaluated and presented to Council in the Fall of 2019. The technical work to develop Growth Concepts is described in greater detail below.

Employment Growth: Job Growth Scenarios

According to the Provincial Growth Plan, Halton is forecasted to grow to accommodate 470,000 jobs by 2041. That equates to an additional 207,000 jobs beyond the 2016 Census totals for jobs in Halton. About 40% of the growth is expected to be in each of the population-related employment (mainly retail, institutional and work at home in community areas) and the employment-land employment (jobs in industrial-type buildings in employment areas) and the remaining 20% in major-office employment, located both within the employment areas and in other locations. This represents a significant shift in growth into major offices, which today accommodate about 10% of Regional employment. Lands needed for population-related employment are incorporated into community area planning by providing for commercial areas, institutions and schools. Similarly, major office employment requires smaller land areas due to high employment density and these areas are incorporated into regular planning for community and employment areas. Any needs for new employment land designations are driven by the industrial-type buildings in the employment areas.

The existing developed and vacant designated employment areas in Halton can accommodate about 186,000 to 194,000 of the 207,000 employment land jobs, depending on the amount of employment which might be converted to non-employment uses. The capacities are based on Burlington and Oakville maintaining their relatively high employment densities and Milton and Halton Hills achieving the current planned employment densities. These planned densities are somewhat higher than the current employment densities in newer buildings in these areas, due to a large number of logistics facilities. But, the planned densities account for, in part, the prevalence of low-employment density logistics uses in the vicinity of Highway 401. The result is a need for new employment land in the range of 560 to 890 ha, which is less than the 1,100 ha added through the Sustainable Halton process. Given the uncertainty about any

employment land conversions, the Scenarios test a mid-point of 700 ha employment land. Proposed amounts of land to be designated will be determined for each of the growth concepts, based on the further consideration of potential employment land conversions through the refinement process.

Any additional employment areas are expected to be accommodated somewhere within the Future Strategic Employment Areas currently identified in the Regional Plan. Currently, these areas are not land use designations but rather the areas identified as well-located lands, generally close to highway infrastructure that would be suitable for employment uses, if required in the future. The Future Strategic Employment Lands were incorporated into the Regional Official Plan through the Sustainable Halton amendments. For the purposes of the growth scenarios, new lands are assumed to be in the Future Strategic Employment Areas closest to Highway 401, in both Milton and Halton Hills. The final growth concept will also consider if alternative locations within the Future Strategic Employment Areas farther from Highway 401 would be suitable to accommodate some of the new employment land designation.

Refining and Developing the Four Growth Concepts

Using the Local Plans and Priorities Scenarios (1B, 2B, 3B and 4B) as a starting point, staff are proposing to refine the four Scenarios into four specific Growth Concepts for evaluation. Refinement will be undertaken in collaboration with the local municipalities, and will consist of:

- confirmation of strategic growth areas and delineation of the MTSAs;
- consideration of employment conversion requests;
- testing intensification targets; and,
- determining growth allocation.

Strategic Growth Areas

The Growth Plan defines Strategic Growth Areas as nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include:

- Urban Growth Centres (UGC) proposed to be planned for 200 persons and jobs per hectare,
- MTSAs proposed to be planned for 150 people and jobs per hectare that are serviced by GO Transit on a Priority Transit Corridor as identified on Schedule 5 of the Growth Plan¹,

¹ Additional MTSAs can be identified that are not on a Priority Transit Corridor. MTSAs not on Priority Transit Corridors can be assigned different density targets.

- nodes and corridors, and
- other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or underutilized sites.

Lands along major transportation corridors, or other areas with existing, planned or potential frequent transit service or higher order transit corridors must also be considered as candidate strategic growth areas.

Halton Region has three Provincially-designated UGCs as set out on Schedule 4 of the Growth Plan (and highlighted on Map 6 of Attachment #4): Downtown Burlington, Downtown Milton and Midtown Oakville. Section 2.2.3 of the Growth Plan provides policy direction for development in these strategic growth areas requiring, among other matters, that they be planned to achieve a minimum target of person plus jobs per hectare by 2031. For the UGCs in Halton Region, that minimum target is 200 persons and jobs per hectare.

Local municipalities within Halton have undertaken significant planning for intensification, establishing visions for strategic growth areas which support Provincial policy objectives and targets. Local intensification studies have identified significant potential for development and redevelopment within strategic growth areas and general intensification throughout the Built-Up Areas within each local municipality, as well as intensified strategic growth areas within the developing greenfield lands of the Region. These studies have been used to inform the Local Plans and Priorities Scenarios (1B, 2B, 3B and 4B) and will continue to inform the application of the Land Needs Assessment methodology through the process of developing the Final Growth Concept.

Major Transit Station Areas (MTSAs)

MTSAs are important transit nodes within Halton, where a major portion of growth and intensification in the form of mixed-use and higher-density is planned to occur. ROPA 38 established Major Transit Stations (including Mobility Hubs designated by Metrolinx) as key intensification areas in the Region. To support prioritizing intensification, higher densities and transit viability, the Growth Plan sets out a minimum intensification target of 150 people and jobs per hectare for MTSAs serviced by GO Transit on a Priority Transit Corridor as identified on Schedule 5 of the Growth Plan (i.e. Lakeshore West Line to Burlington GO).

Through Report No. PW-03-17/LPS13-17, re: “Mobility Management Strategy for Halton”, Regional Council endorsed the Mobility Management Strategy to guide the evolution of a region-wide intra/inter-regional network of Transit Priority Corridors and Mobility Links over the next 25 years. The strategy is built upon the strengths of the existing transportation networks in Halton to support the strategic integration of MTSAs and focus on enhancing connectivity amongst the local municipal and intra/inter-regional transit networks. Through Report No. PW-03-17/LPS13-17, Council authorized staff to undertake the necessary studies to assess the region-wide

grid network and its connection to the MTSAs in order to understand the infrastructure required to unlock their potential for growth.

In September 2017, the Defining Major Transit Requirements in Halton study commenced to identify high level infrastructure gaps, potential barriers and potential opportunities in the MTSAs and transit infrastructure investment opportunities for the Transit Priority Corridor to address potential transit demand to enhance transportation mobility and connectivity between existing and proposed MTSAs. The results of this study as outlined in Report No. LPS45-19/PW-18-19 re: “Defining Major Transit Requirements in Halton” evaluates the existing and proposed Major Transit Station areas to identify infrastructure gaps, potential barriers to development and potential opportunities in the MTSAs, and identifies transit infrastructure investment opportunities for addressing potential transit demand along the Transit Priority Corridors to enhance transportation mobility and connectivity between existing and proposed MTSAs. The Defining Major Transit Requirements study provides key information to assist in determining the investments required in transit as an important consideration of the integrated growth management strategy.

Employment Conversions

In order to ensure the availability of sufficient land for employment to accommodate forecasted growth and to ensure Halton’s economic competitiveness, the Regional Official Plan protects lands within the Employment Area overlay shown on Map 1 – Regional Structure. Through the Sustainable Halton process, these lands were identified to support employment growth in Halton Region to 2031. Building on this work, as part of the IGMS, a determination will be made regarding employment land needed to accommodate 470,000 jobs by 2041. Given the importance of these lands to accommodate employment uses over the long-term, their conversion to non-employment uses (such as residential or major retail) can only be considered through a Municipal Comprehensive Review, such as the ROPR currently underway. Based on initial consultation with Local Municipal staff, Regional staff have inventoried approximately 37 conversion requests to date. These requests vary in their size, scale and context. Overall, the conversion requests currently represent a cumulative total of more than 800 hectares of the Regional Employment Area. Given the importance of the Regional Employment Area, the consideration and evaluation of these requests will form an important part of the IGMS process.

Section 77.4(4) of the Regional Official Plan reflects and builds on the Provincial Growth Plan by providing policy direction with respect to the conversion of lands within the Region’s Employment Area as follows:

Section	Policy
77.4	It is the <i>policy</i> of the <i>Region</i> to:
77.4(4)	Require Local Municipalities to prohibit the conversion of lands within the

Section	Policy
	Employment Areas to non-employment uses including major retail uses unless through a municipal comprehensive review where it has been demonstrated that:
	a) there is a need for the conversion;
	b) the conversion will not compromise the Region's or Local Municipality's ability to meet the employment forecast in Table 1 and Table 2a;
	c) the conversion will not adversely affect the overall viability of the Employment Area, and achievement of the intensification and density targets of Table 2 and other policies of this Plan;
	d) there is existing or planned infrastructure to accommodate the proposed conversion;
	e) the lands are not required for employment purposes over the long term;
	f) cross-jurisdictional issues have been considered; and
	g) all Regional policies and requirements, financial or otherwise, have been met.

Overall the Employment Area overlay in the Regional Official Plan remains appropriate to protect areas for employment growth. The Municipal Comprehensive Review process provides an opportunity to examine strategic opportunities for employment land conversion that unlock economic potential to advance mixed use developments. For example, there may be opportunities to introduce mixed use development to assist in advancing strategic Regional growth management objectives, such as maximizing the efficient use of public investments in infrastructure and transit and unlocking employment growth through the IGMS.

The assessment of proposed employment conversions, a set of general principles will be established based on Provincial and Regional policy direction. These principles provide further guidance on how the relevant policies will be applied to the assessment of specific conversion requests. In general, these principles will relate to matters such as strategic need, long-term land need, and the impact on overall employment growth forecasts and targets; implications for viability and land use compatibility; the availability of infrastructure; and other site-specific or general considerations. It is important that these principles, based on Regional and Provincial policies, guide decision making as there is expected to be a significant demand to convert employment land.

These principles will be incorporated into a methodology and applied in the assessment of individual conversion requests. In addition, the assessment of conversions through the MCR will also need to consider the broader impacts on employment forecasts and land needs given the interrelated nature of these

decisions. Regional staff will continue to work with Halton's local municipal partners to assess proposed conversions and include options.

The New Growth Plan, in effect May 16, 2019, allows municipalities to convert employment land to a designation that permits non-employment uses, provided the conversion would satisfy specified criteria, including a requirement that a "significant number of jobs" be maintained on the lands and that the conversion not include any part of an employment area identified as a PSEZ. These conversions are only permitted in the period until the municipality's next MCR. At this time, the MCR is underway, as is the assessment process for employment conversion requests, and as such will continue un-impacted by the new policies in the Growth Plan 2019.

Intensification Targets

Building on the Growth Scenarios described in this report, a range of intensification targets and growth allocations within the existing settlement area boundary will be tested in the development of the four Draft Growth Concepts. The four Concepts will explore the alternatives and land use outcomes based on the differences among the moderate greenfield designation, low greenfield designation, no greenfield designation and new targets as set out in the Provincial Growth Plan, 2019 greenfield designation levels.

Growth Concepts

Following completion of the analysis of Strategic Growth Areas, MTSA's and Employment Conversions, the Growth Concepts will be developed. The Growth Concepts are anticipated to build on the foundational information provided in the Local Plans and Priorities Scenarios (1B, 2B, 3B and 4B), but may be composed of components of more than one scenario, and with additional considerations that have been identified following the growth analysis discussed above.

Evaluating the Growth Concepts

Regional staff, in partnership with local municipal staff and direction from the ROPR Steering Committee (Area Municipal CAOs), have developed an Evaluation Framework for use in the review of the Growth Concepts. The Halton Region Integrated Growth Management Scenario Evaluation Framework (the Evaluation Framework) in Attachment #2 to this report is a qualitative tool, based on policies of the Regional Official Plan, as well as policy direction from the Growth Plan, and the Provincial Policy Statement.

Currently, all eight Scenarios have been developed to meet a minimum standard of the requirements as set out in the Provincial Plans and the Halton Region Official Plan, and this foundation of common elements will continue to inform the process to refine the Scenarios into Concepts. These minimum standards include:

- Goals and objectives set out in the PPS and Provincial Plans, and implemented through the Regional Official Plan;
 - Maintain the Natural Heritage System and Greenbelt boundaries as currently mapped;
 - Meet or exceed the minimum provincial policy targets;
 - Support complete communities;
 - Provide a range of housing choice and affordability; and
 - Plan for current levels of intensification and density achievement as minimum benchmarks going forward.
- The Schedule 3 forecasts and planned growth in the Region to 2031; and
- Prioritization of growth in built-up areas.

The evaluation criteria will assist in differentiating between the draft Growth Concepts. The Differentiating Criteria of the Framework are organized by:

- Themes and Objectives: Represent key directions and the objectives drawn from the Growth Plan, the Provincial Policy Statement and the Regional Official Plan;
- Key Questions: Each growth concept will be tested on the degree to which each concept meets the policy objectives, and will be evaluated in relation to each other; and
- Measures: The Draft Growth Concepts will be evaluated in relation to each other, and the concept that best achieves Provincial objectives and the Region's Planning Vision will score the highest.

This report is seeking Council endorsement to utilize the Evaluation Framework in Attachment #2 as a basis to assess each refined Growth Concept for Council's consideration, including an overview of the strengths and weaknesses of each refined growth concept in the Fall of 2019.

Proposed Consultation and Engagement for IGMS

Consultation and engagement on the Fall 2019 Integrated Growth Management Strategy Draft Growth Concepts report will occur with several groups: government agencies, industry organizations and community members in each of Halton's municipalities. Consultation with government agencies is ongoing throughout the IGMS Scenarios development and will continue through the remaining ROPR process.

Public consultation on the Integrated Growth Management Strategy is proposed to be undertaken in two phases. The *Integrated Growth Management Strategy: Growth Scenarios, Halton Region to 2041* technical paper is available on the ROPR pages on Halton.ca for public review and comment throughout the spring and summer of 2019.

Consultation will occur in the fall of 2019 and will include more formal Public Information Centres, stakeholder (industry and agency organizations) engagements, and web-based public input on the evaluated Growth Concepts paper that will be presented to Council in the Fall of 2019. Staff are available to respond to inquiries, receive comments and provide information upon request.

Next Steps

Subject to Council's direction, Regional staff will continue to advance the four Local Plans and Priorities Growth Scenarios (1B, 2B, 3B and 4B) as the basis for further technical analysis to develop four Growth Concepts as outlined in this report. Further, subject to Council's endorsement of the Evaluation Framework in this report, staff will work to evaluate the Growth Concepts and report back to Council with findings in a Draft Concept report in Fall of 2019.

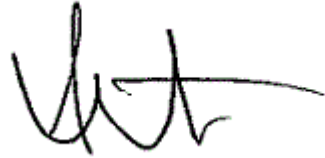
FINANCIAL/PROGRAM IMPLICATIONS

The current approved budget for T8021 (Regional Official Plan Update) includes sufficient funding to facilitate the Official Plan Review.

Respectfully submitted,



Curt Benson
Director, Planning Services and
Planning Official



Art Zuidema
Commissioner, Legislative and Planning
Services

Approved by



Jane MacCaskill
Chief Administrative Officer

If you have any questions on the content of this report,
please contact:

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Attachments: Attachment #1 – Executive Summary: Integrated Growth Management Strategy Growth Scenarios: Halton Region to 2041
Attachment #2 – Evaluation Framework
Attachment #3 – Revised Workplan Schedule for the Integrated Growth Management Strategy
Attachment #4 – Full Report Titled: Integrated Growth Management Strategy Growth Scenarios: Halton Region to 2041 (Distributed under separate cover electronically only)