

Regional Official Plan Amendment No. 49

Statutory Public Meeting

Statutory Public Meeting
of Regional Council

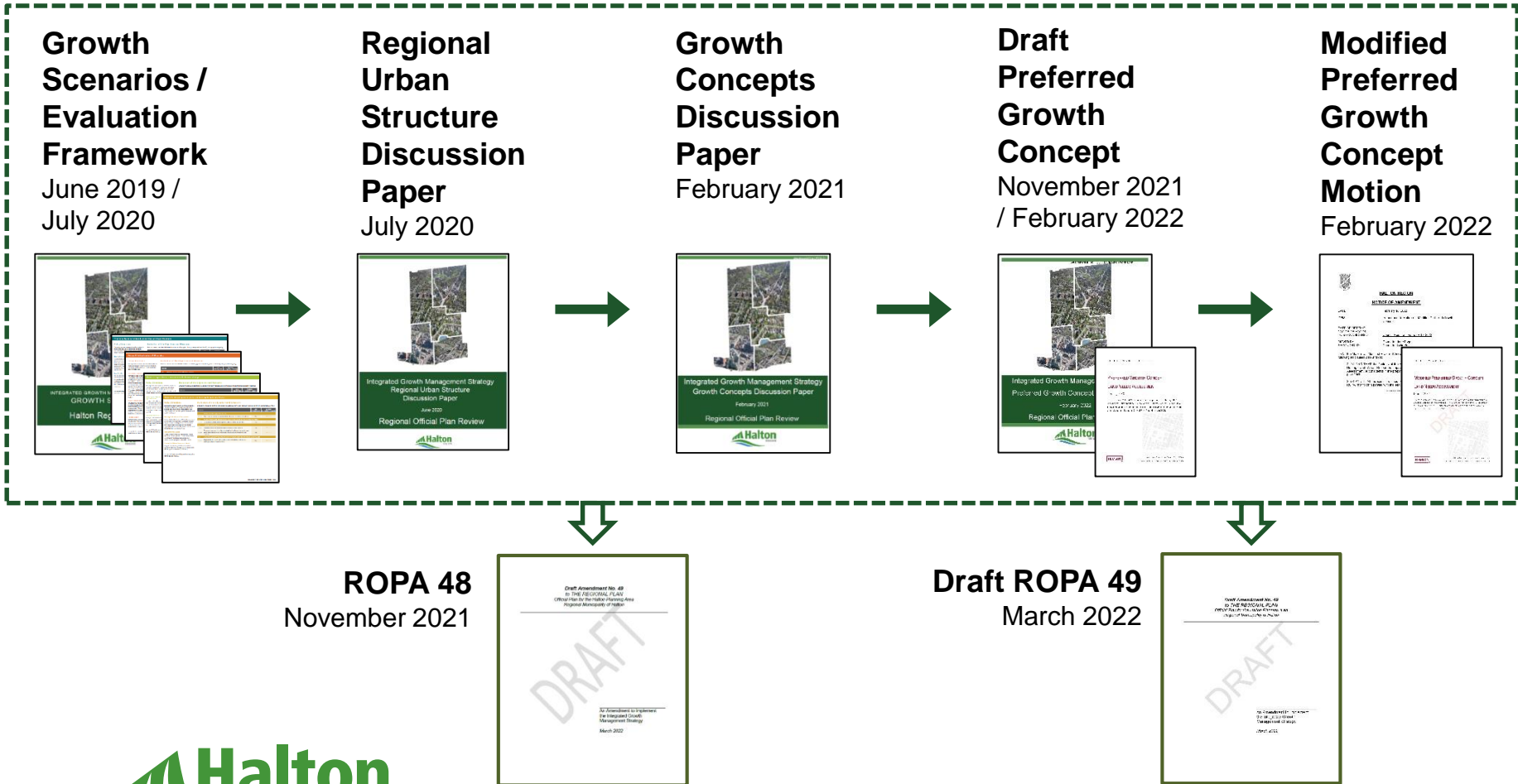
April 13, 2022



The Integrated Growth Management Strategy (IGMS)

An Overview of the IGMS and Draft ROPA No. 49

- The IGMS has included key inputs to inform updates to the Regional Official Plan.



The Integrated Growth Management Strategy (IGMS)

Regional Council Direction on a Modified Preferred Growth Concept

Modified Preferred Growth Concept

An approach to accommodate new housing, people, and jobs in Halton in two phases: pre-2041 and between 2041 and 2051.

- Builds on the IGMS, continuing to implement an approach that promotes a significant shift to more compact, mixed-use communities.
- Directs growth in Halton to be planned:
 - pre-2041 – in the existing Regional Urban Boundary
 - 2041-2051 – through a subsequent amendment based on a framework that identifies when and how growth should be distributed, subject to certain considerations.
- Supported by an updated Land Needs Assessment.

Regional Council Motion – February 16, 2022

THAT Halton Regional Council directs Staff to prepare a Regional Official Plan Amendment (ROPA 49) that advances a modified Preferred Growth Concept in two phases to accommodate growth pre-2041 and from 2041 to 2051:

1. *For accommodating growth **pre-2041**, directing population and employment growth to the existing approved urban boundary;*
2. *For accommodating growth **from 2041 to 2051**, providing a clear framework for when, and how planned growth should be distributed based on principles of minimizing land consumption, making the most efficient use of land and infrastructure, and achieving other principles of the Growth Plan;*
 - (a) *AND THAT the findings of the Affordable Housing Task Force, Natural Heritage and Water Resources Impact Assessment and Agricultural Impact Assessment be considered in the preparation of the policy framework for growth post-2041;*
 - (b) *AND THAT the specific distribution of growth post-2041 be defined in an ROPA prior to or in parallel with the next statutory 5 year OP review.*

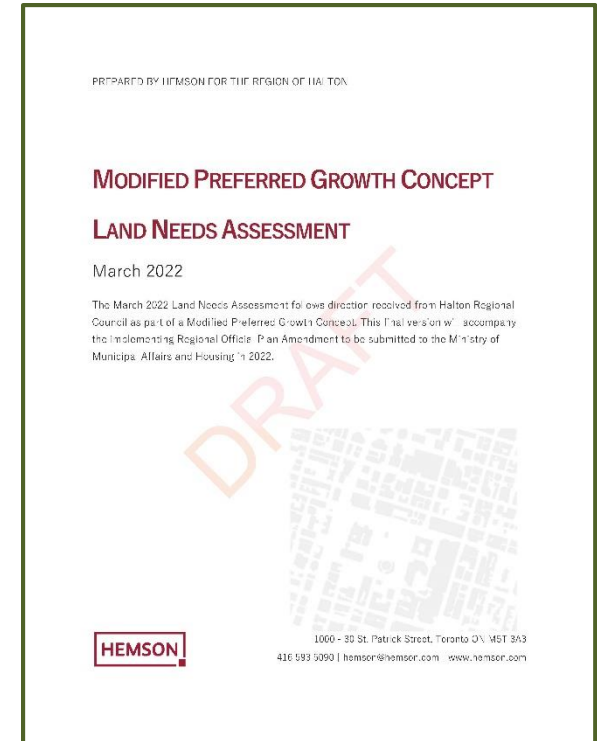
The Integrated Growth Management Strategy (IGMS)

Updated Land Needs Assessment

Updated Land Needs Assessment (LNA)

To support the implementation of a Modified Preferred Growth Concept, an Updated LNA has been prepared that:

- provides more detailed information on planning for growth before 2041 and between 2041 and 2051
- confirms existing conclusions that:
 - there is sufficient land within the Region’s existing urban areas to accommodate population and employment growth to 2041
 - additional land outside the current urban boundary would be required to accommodate population and employment growth between 2041 and 2051



To access a copy of the Updated Land Needs Assessment report, visit halton.ca/ROPR

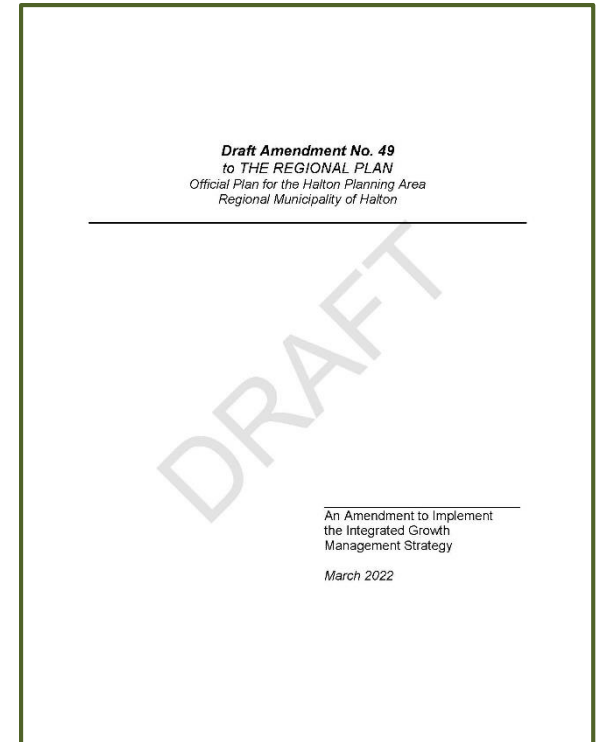
The Integrated Growth Management Strategy (IGMS)

An Overview of the IGMS and Draft ROPA No. 49

Draft ROPA 49

The second in a series of amendments prepared as part of the Regional Official Plan Review and municipal comprehensive review process.

- Builds on the Regional Urban Structure approved through ROPA 48 as well as the IGMS and Regional Council's direction on a Modified Preferred Growth Concept to propose changes to the Regional Official Plan that address:
 - planning for population and employment growth
 - intensification, density, and phasing targets
 - updates to components of the Regional Urban Structure
 - updates to the Regional Employment Areas
 - a range of supporting policy and mapping updates



To access a copy of Draft ROPA 49 and other information and materials, visit halton.ca/ROPR

ROPA 49 – Planning for Population & Employment Growth

Table 1 – Population & Employment Distribution

- **Table 1** is revised to include updated information for the 2021 base year, to identify detailed forecasts for population and employment growth to 2041 at the local municipal level, and to identify forecasts to 2051 at the Regional level.

Municipality	Population			Employment		
	2021	2041	2051	2021	2041	2051
Burlington	193,000	240,500	*	98,500	115,500	*
Oakville	220,000	331,500	*	110,500	161,000	*
Milton	137,000	264,000	*	44,500	97,000	*
Halton Hills	65,000	95,000	*	24,500	46,500	*
Halton Region	615,000	931,000	1,100,000	278,000	420,000	500,000

* Distribution of growth between 2041 and 2051 will occur in accordance with Section 55.4 of the ROP

ROPA 49 – Planning for Population & Employment Growth

Policy Framework for Planning for Growth Between 2041 and 2051

Framework for Growth Between 2041 & 2051

Growth between 2041 and 2051 would be planned for through a future amendment and in accordance with the framework in Draft ROPA 49.

- A future amendment to the Regional Official Plan would be required to plan for growth between 2041 and 2051.
- The amendment would need to address the requirements of a new policy that requires, in addition to the existing boundary expansion tests, that any future expansion only be permitted after considering:
 - impacts of changes to the Provincial land use planning framework;
 - the results of a growth monitoring framework that provides information on specific indicators to Regional Council on an annual basis; and
 - the findings of natural heritage, water resources, and agriculture assessments.

ROPA 49 – Intensification & Density Targets

Table 2 – Intensification & Density Targets

- **Table 2** is revised to include updated targets for intensification and density in the Designated Greenfield Area (DGA) and introduces a new target for the density of Employment Areas.

	Municipality				
Target	Halton Region	Burlington	Oakville	Milton	Halton Hills
Intensification Target	53,300	20,500	19,400	9,800	3,600
DGA Density Target	62	76	70	59	53
Employment Area Density Target	28	33	36	19	24



ROPA 49 – Regional Phasing

Table 2a – Regional Phasing Targets

- **Table 2a** is revised to include updated targets for the phasing of development in Halton Region in five-year periods to 2041, including the number of housing units within the Built-Up Area (BUA) and Designated Greenfield Areas (DGA) and the amount of employment across Halton Region.

	2022-2026	2027-2031	2032-2036	2037-2041
Housing Units in the DGA	14,970	15,900	16,470	16,810
Low Density Units	5,920	6,270	6,560	6,690
Medium/High Density Units	9,050	9,610	9,920	10,120
Housing Units in the BUA	12,430	13,200	13,680	13,950
Employment	34,700	36,800	34,700	35,400



ROPA 49 – Regional Urban Structure & Strategic Growth Areas

Existing Regional Urban Structure – ROPA 48

ROPA 48 & the Regional Urban Structure

Adopted by Regional Council in July 2021 and approved by the Province in November 2021, identifies important areas for growth in Halton.

- Identifies a Regional Urban Structure and a hierarchy of Strategic Growth Areas that include the following:
 - Urban Growth Centres
 - Major Transit Station Areas
 - Primary & Secondary Regional Nodes
 - Regional Intensification Corridors
- ROPA 49 proposes updates and refinements to the Regional Urban Structure.



ROPA 49 – Mapping Updates

Updated Regional Urban Structure – Draft ROPA 49

ROPA 49 & the Regional Urban Structure

Elements of the Regional Urban Structure have been added and/or updated on Map 1H.

- Changes to Map 1H include:
 - addition of the Regional Urban Boundary
 - updates to Major Transit Station Areas
 - delineation of Primary Regional Nodes
 - updates to Secondary Regional Nodes
 - identification of Regional Intensification Corridors
 - updates to the Employment Area boundaries
- Updates made to Map 6 series, identifying detailed boundaries of Strategic Growth Areas.



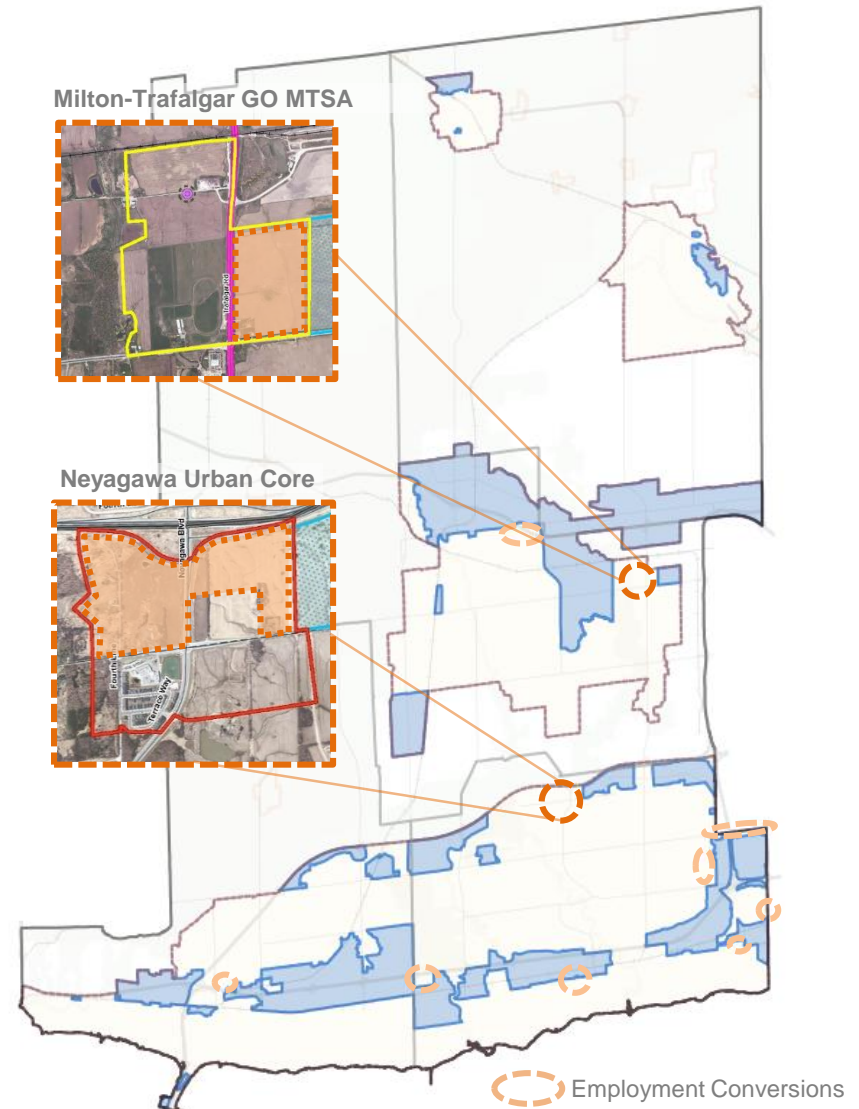
ROPA 49 – Regional Employment Areas

Updated Delineation, Conversions, and Policy Framework

Regional Employment Areas

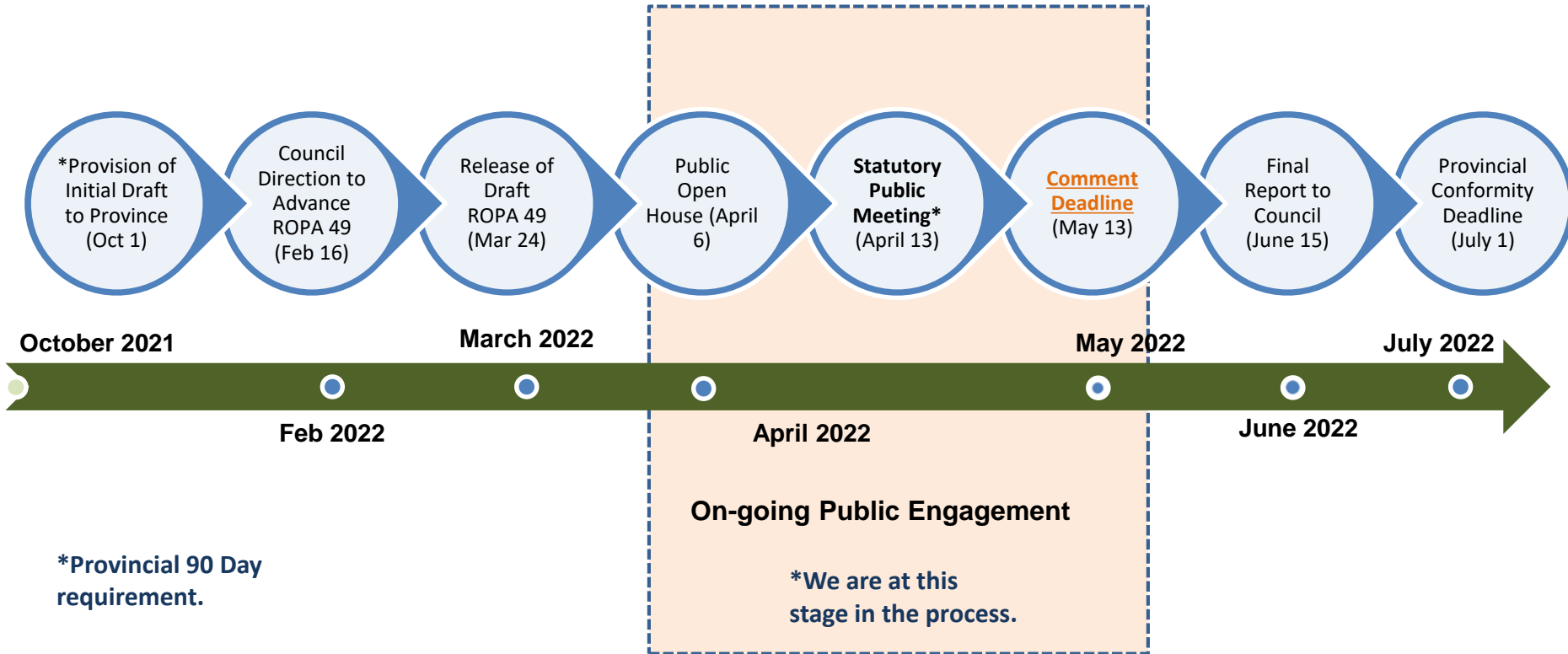
Updates are proposed to the mapping of Regional Employment Areas.

- Additional strategic and site-specific conversions proposed in ROPA 49:
 - the Milton-Trafalgar GO MTSA
 - the Neyagawa Urban Core
 - existing non-employment uses
- Employment Area policy updates proposed to:
 - clarify the types of uses permitted by prohibiting residential and major retail uses and limiting sensitive land uses
 - encourage intensification and require growth to contribute to achieving density targets
 - support detailed local planning



ROPA 49 – Consultation & Engagement Process

Timeline & Next Steps



We Want to Hear from You!

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