

**The Regional Municipality of Halton  
1151 Bronte Road, Oakville**



**AGENDA**

**DEVELOPMENT CHARGES ADVISORY COMMITTEE  
Thursday, October 20, 2016**

To be held at  
9:30 a.m.  
Halton Room  
Halton Regional Centre

**CONTACT INFORMATION:**

Paula Kobli, Senior Advisor – Development Admin.  
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TTY: 905-827-9833  
E-Mail: [Paula.Kobli@halton.ca](mailto:Paula.Kobli@halton.ca)

WE REQUEST YOUR CO-OPERATION IN MAINTAINING THE FOCUS OF COMMITTEE AND COUNCIL MEETINGS. PLEASE ENSURE THAT ALL PAGERS AND CELLULAR TELEPHONES ARE SWITCHED TO A NON-AUDIBLE FUNCTION DURING YOUR ATTENDANCE AT THESE MEETINGS.

THANK YOU FOR YOUR ASSISTANCE.

## THE REGIONAL MUNICIPALITY OF HALTON

MEETING NO. 02-16

NAME OF COMMITTEE: DEVELOPMENT CHARGES ADVISORY COMMITTEE

DATE OF MEETING: Thursday, October 20, 2016  
9:30 a.m.

PLACE OF MEETING: Halton Room  
Halton Regional Centre  
1151 Bronte Road  
Oakville, Ontario

### AGENDA

#### DISCLOSURES OF PECUNIARY INTEREST

#### REGULAR AGENDA

1. Confirmation of Minutes of Development Charges Advisory Committee Meeting No. 01-16 held Thursday, October 6, 2016 (Agenda Pages 1 – 26)
2. Water/Wastewater and Transportation Capital Costs
3. General Services Capital Costs

#### OTHER BUSINESS

#### ADJOURNMENT

**COMMITTEE MEMBERS:**

Gary Carr, Regional Chair  
Jane Fogal, Councillor, Town of Halton Hills  
Dave Gittings, Councillor, Town of Oakville  
Gord Krantz, Mayor, Town of Milton  
Paul Sharman, Councillor, City of Burlington  
Jack Dennison, Councillor, City of Burlington (Alternate)  
Jesin Ghatalia, Citizen Representative  
Herb Lewington, Citizen Representative  
Syed Raza, Citizen Representative  
Sunil Vidyarthi, Citizen Representative  
Gary Gregoris, Building Industry and Land Development Association (BILD)  
Phil King, Building Industry and Land Development Association (BILD)  
Ornella Richichi, Building Industry and Land Development Association (BILD)  
Suzanne Mammel, Hamilton-Halton Homebuilders Association (HHHBA)  
Howard Mott, Halton Economic Development Partnership  
David Woodiwiss, Halton Economic Development Partnership

**STAFF REPRESENTATION:**

Mark Scinocca, Commissioner of Finance and Regional Treasurer  
Jinsun Kim, Director of Financial Planning & Budgets  
Matthew Buist, Manager, Development Financing & Administration  
Paula Kobli, Senior Advisor – Development Admin.  
Graham Milne, Deputy Clerk and Supervisor of Council & Committee Services

**CIRCULATION:**

Jane MacCaskill, Chief Administrative Officer  
Mark G. Meneray, Commissioner of Legislative & Planning Services and Corporate Counsel  
Jim Harnum, Commissioner of Public Works  
Lisa De Angelis, Director, Infrastructure Planning & Policy  
Lynne Simons, Director of Policy Integration & Communications  
Ron Glenn, Director of Planning Services & Chief Planning Official  
John Davidson, Director of Economic Development  
Vito Cairone, Assistant Corporate Counsel

THE REGIONAL MUNICIPALITY OF HALTON

MEETING NO. 01-16

NAME OF COMMITTEE: DEVELOPMENT CHARGES ADVISORY

DATE OF MEETING: Thursday, October 6, 2016  
9:30 a.m.

PLACE OF MEETING: Halton Room  
Halton Regional Centre  
1151 Bronte Road  
Oakville, Ontario

MEMBERS PRESENT: Councillor Paul Sharman (Chair)  
Councillor Jane Fogal, Councillor Dave Gittings, Mayor  
Gord Krantz, Herb Lewington, Syed Raza, Sunil Vidyarthi,  
Gary Gregoris, Phil King, Vince Molinaro (Alternate for  
Suzanne Mammel), Howard Mott, David Woodiwiss  
Gary Carr, Regional Chair

REGRETS: Jesin Ghatalia, Suzanne Mammel, Ornella Richichi

OTHER COUNCILLORS PRESENT: Councillor Jack Dennison

STAFF PRESENT: Mark Scinocca, Mark G. Meneray, Ron Glenn, Jinsun Kim,  
Matthew Buist, Paula Kobli, Graham Milne

REGIONAL CONSULTANTS PRESENT: Gary Scandlan and Jamie Cook, Watson & Associates

Members of Administration and Finance Committee:

The Development Charge Advisory Committee met on the above-noted date and recommends the following:

WELCOME AND INTRODUCTIONS

Mark Scinocca, Commissioner of Finance and Regional Treasurer, opened the meeting and led the introductions of the members of the Committee, staff and other guests in attendance.

### ELECTION OF CHAIR AND VICE-CHAIR

BE IT RESOLVED THAT Councillor Paul Sharman be elected Chair and Councillor Dave Gittings be elected Vice-Chair of the Development Charges Advisory Committee for a term to expire November 30, 2018, or until successors are appointed.

### DISCLOSURES OF PECUNIARY INTEREST

There being no disclosures of pecuniary interest, the Committee proceeded with the regular order of business.

### REGULAR AGENDA

#### **1. Overview - Procedural By-law**

Graham Milne, Deputy Clerk and Supervisor of Council and Committee Services, gave an overview of the Committee's Terms of Reference, the Procedural By-law and the associated documents provided to assist Committee members in their role.

#### **2. Committee Mandate and Development Charges "101"**

Mark Scinocca gave a presentation on the composition and the mandate of the Committee, outlining its schedule of meetings and its position in the overall Development Charges review process. He provided a breakdown of the topics to be discussed at each of the DCAC's four scheduled meetings and explained that the mandate of the Committee is concluded once the Development Charges Background Study is released. He also provided context as to how the DC process fits into Halton Region's Strategic Action Plan.

Mark explained the Challenges faced by Halton Region in financing growth, the impact of Bill 73: *Smart Growth for Our Communities Act, 2015*, the DC calculation process, and the Region's DC rates compared to other GTA area and regional municipalities.

Chair Carr noted that staff are available to hold additional discussions on other topics but emphasized that matters under the jurisdiction of the province cannot be dealt with at this table.

#### **3. Growth Plan**

Mark Scinocca provided an overview of the 2011 Best Planning Estimates that are incorporated into the 2017 DC Study. He advised that the new Official Plan Review that is underway will incorporate amendments to the Provincial Growth Plan, which will be the basis of the next DC update.

DEVELOPMENT CHARGES ADVISORY COMMITTEE NO. 01-16  
THURSDAY, OCTOBER 6, 2016

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Ron Glenn, Director of Planning and Chief Planning Official, gave a brief summary of the schedule for the new Official Plan Review and Master Plans Update. He noted that the next update to the DC by-law will have new Best Planning Estimates to 2041 to take into consideration. Any new density requirements from the province will be incorporated then.

#### **4. Action Items**

The followed additional information has been requested:

- Development Charges Reserve balances
- Capital costs to be included in the 2017 DC Study
- Floor Space per Worker (FSW) calculation and how the employment survey and forward looking projection was used in the calculation
- Provide a Region-wide water/wastewater DC calculation (Meeting #3)
- Provide an average uniform non-residential DC calculation (Meeting #3)
- Non-residential DC calculations for office vs. industrial development (Meeting #3)
- Provide information on the retail/non-retail DC calculations (Meeting #3)
- Asset Management Plan to be included in the 2017 DC Background Study (Meeting #4)

A copy of the presentation is appended to the minutes.

#### **4. Discussion**

Chair Carr thanked the citizen members of the Committee for their participation and advised that both he and the Finance staff are available for questions and additional discussion.

Howard Mott requested materials be available for review prior to the meeting. Chair Carr encouraged the members to refer to available information on Halton's website and Mark Scinocca advised that information would be forwarded in advance of the meetings as appropriate.

#### OTHER BUSINESS

There was no other business.

#### ADJOURNMENT

Adjournment: 11:33 a.m.

# 2017 Development Charges Update

Development Charges Advisory  
Committee  
October 6, 2016



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## Agenda

1. Development Charges Advisory Committee (DCAC)
2. Halton Strategic Action Plan
3. DC 101
4. Growth Plan



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# 1. Development Charges Advisory Committee (DCAC)



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- 2017 DC Update process to be based on comprehensive consultation process involving DCAC:
  - Committee consists of 15 members representing developers, builders, business, councillors and rate payers.
  - Committee's goal is to advise and assist the Region with respect to the preparation of the Development Charge Background Study.
  - Advise based on Council approved Official Plan, Best Planning Estimates, Master Plan Studies, other reports and within the requirements of DC Act.




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2017 DC Update Process	Date
1. DCAC 4 Meetings	October / November 2016
2. DCAC Activity Update Report to Council	December 2016
3. Release DC Background Study to Public	December 2016 / January 2017
4. Public Meeting under the DC Act (A&F Committee)	February 2017
5. Final DC Proposals to A&F Committee	May 2017
6. Passing of DC By-law(s) by Council	May 2017




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## DCAC Membership

- **4 Ratepayers:**
  - Jesin Ghatalia
  - Herb Lewington
  - Syed Raza
  - Sunil Vidyarthi
- **2 Home Builders:**
  - Gary Gregoris (BILD)
  - Suzanne Mammel (HHHBA)
- **2 Non-Residential Developers:**
  - Phil King (BILD)
  - Ornella Richichi (BILD)

- **2 Business/Chamber of Commerce:**
  - Howard Mott
  - David Woodiwiss
- **Regional Chair**
  - Gary Carr
- **4 Regional Councillors:**
  - Councillor Jane Fogal
  - Councillor Dave Gittings
  - Mayor Gordon Krantz
  - Councillor Paul Sharman
  - Councillor Jack Dennison (Burlington alternate)



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## DCAC Meeting Schedule

- **Meeting #1 – October 6, 2016 @ 9:30 am**
  - Election of Chair, Introductions & Procedural By-law
  - Development Charges 101
  - Growth Plan
  - Discussion
- **Meeting #2 – October 20, 2016 @ 9:30 am**
  - Water/Wastewater & Transportation Review (2017 – 2031)
  - Capital Costs
  - Discussion
- **Meeting #3 – November 3, 2016 @ 9:30 am**
  - DC Calculations, including Assumptions and Methodology
  - Competitiveness
  - Discussion
- **Meeting #4 – November 17, 2016 @ 9:30 am**
  - Development Charge Policies
  - Final Review
  - Discussion



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## 2. Halton Strategic Action Plan



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## Strategic Action Plan

- Sets out the strategic direction for the Region over the term of Council 2015-2018;
- Key action to maintain the Region's strong long-term financial position, including updating the DC By-law and Development Financial Plan to ensure growth pays for growth in the areas in which development occurs;
- Develop policies and deliver infrastructure to support growth in existing urban areas (i.e. intensification).



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## 3. Development Charges 101



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## What are Development Charges (DCs)?

- Charges collected by municipalities (and EDCs in the case of school boards) to fund development-related capital costs.
- DCs are paid by developers and builders and anyone seeking a building permit, subdivision, or by agreement.
- DCs are imposed in over 200 Ontario municipalities. In the U.S. they are known as “impact fees”. In Western Canada they are often known as “servicing fees”.



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## Bill 73 – Smart Growth for Our Communities Act, 2015

- In late 2013, the Ministry of Municipal Affairs and Housing (MMAH) invited stakeholders to provide input into the *Development Charges Act, 1997* (DCA, 1997) to make sure it is predictable, transparent, cost-effective and responsive to the changing needs of communities;
- Through FN-30-13 (Re: “Provincial Land Use Planning, Appeal and Development Charges Review – Submission Respecting Recommended Amendments to the *Development Charges Act, 1997*”) Council directed staff to provide a submission to the MMAH.



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## Bill 73 – Smart Growth for Our Communities Act, 2015

- Halton requested that the Province amend the DCA to be consistent with the principle that growth pays for growth, including the following:
  - Include all growth-related services funded by a municipality;
  - Remove the 10 percent discount for all services;
  - Replace the 10 year average historic service level limits with a service level that is forward looking;
  - Remove mandatory exemptions; and
  - Continue to provide maximum flexibility to use alternate funding tools to finance significant growth-related infrastructure to meet the Places to Grow Act.
- On March 5, 2015 the Province announced reforms to the DCA through the introduction of Bill 73;



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## Bill 73 – Smart Growth for Our Communities Act, 2015

- On July 15, 2015, Council reiterated its principles that “growth pays for growth” endorsing a resolution urging the Province to amend the DCA to reflect the needs as set out in its earlier submission;
- Bill 73 came into effect January 1, 2016.
- Limited changes made through Bill 73 are far from satisfying the “growth pays for growth” principle.





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Category	Halton Request	D.C.A., 1997 After January 1, 2016
Exempt Services	<ul style="list-style-type: none"> <li>No exempt services (Include All Growth Related Services)</li> </ul>	<ul style="list-style-type: none"> <li>Waste Diversion is a service that has been added to the current eligible list.</li> <li>No change to other services</li> </ul>
Service Level Calculations	<ul style="list-style-type: none"> <li>Remove 10 Year historic service level limits with a forward looking service level for all services</li> </ul>	<ul style="list-style-type: none"> <li>10-year planned level of service for prescribed services (currently only transit)</li> <li>Halton unaffected as transit is provided at the lower-tier level</li> </ul>
10% Discount	<ul style="list-style-type: none"> <li>No discount. (Remove 10% Discount for All Services)</li> </ul>	<ul style="list-style-type: none"> <li>Transit is the only new service that does not require the 10% deduction</li> </ul>
Area-specific Charges	<ul style="list-style-type: none"> <li>The Region can utilize area-specific charges if they decide it is desirable</li> </ul>	<ul style="list-style-type: none"> <li>The Region's Development Charges Background Study must "consider" area-specific charges</li> </ul>
Development Charges Background Study	<ul style="list-style-type: none"> <li>No change requested</li> </ul>	<ul style="list-style-type: none"> <li>Made available to the public two weeks prior to public meeting and 60 days prior to by-law passage.</li> <li>The Region's background study will require an asset management plan for all capital projects included. The plan must show the assets are financially sustainable over their lifecycle</li> </ul>
Flexibility	<ul style="list-style-type: none"> <li>Provide Maximum Flexibility to Use Alternate Funding Tools to Finance Growth</li> </ul>	<ul style="list-style-type: none"> <li>The Region cannot impose a levy other than what is permitted in the D.C.A. or other Act.</li> <li>The Region's current agreements remain unaffected</li> </ul>
Payment Timing for Multiple Permits	<ul style="list-style-type: none"> <li>No change requested</li> </ul>	<ul style="list-style-type: none"> <li>Required that D.C.s be calculated and charged at first building permit</li> </ul>
Annual Report of the Treasurer	<ul style="list-style-type: none"> <li>No need for change as Halton already provides a high level of detail in its current reporting which is beyond what the current DCA requires</li> </ul>	<ul style="list-style-type: none"> <li>The Region is no longer required to submit their report unless it is requested by the Minister</li> <li>The reporting is more detailed and must be made available to the public</li> <li>Report must include statement that the Region is in compliance with the new "no additional levies" rules</li> </ul>


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Regional Council & Administration
Planning & Sustainability
Living in Halton
Doing Business in Halton
Working in Halton
Discovering Halton

**Finances**

- 2016 Budget & Business Plan
- Older Adults Property Tax Deferral Program
- Financial Reports
- Property Taxes

**Contacts**

Halton Region  
1181 Bronte Road, Oakville  
Ontario, Canada, L6M 3L1  
Phone: Dial 311 or  
905-829-6000  
Toll free: 1-800-442-5000  
Email: Halton Region

### Finances

**Budget & Business Plan**

- 2016 Budget & Business Plan

**Financial Reports**

- 2015 Annual Financial Report
- Financial Statements

**Budget Monitoring**

- Variance Report - April 2015 (Pg 31-15)
- Variance Report - August 2015 (Pg 31-15)
- Variance Report - Dec 2015 (Pg 29-10)

**Performance Measures**

- 2013 MMP Report
- 2013 OMB Report
- 2014 OMB Report
- 2014 OMB Municipal Study
- 2015 OMB Municipal Study

**Growth Management**

- Development Charges & Reserve Fund Strategies
- DC Review Submission to province
- The 23-15 Report & Appendices
- Review of Status & Assessment of Development Charges Act
- Ph 20-13 report & appendices
- Financial Plan Report - 05-20-13
- Implementation Report - November 2013
- UPRR - 19 (Pg 29 - 13) PIV 08-13
- Infrastructure Strategy Plan & Allocation Program

**Property Taxes**

- Older Adults Property Tax Deferral Program (Pg 26-18) - Implementation of Older Adults Property Tax Deferral Program
- Multi-Tax Policy Strategy Update Report (Pg 26-14)
- Valued Value Assessment (OVA) Tax Review
- 2015 Tax Policy Report (Pg 21-18)

**Reporting**


- Gas Tax Revenue


**Credit Ratings**

- Moody Reaffirmation of Halton Region's Aaa Credit Rating by S&P Global Ratings
- Research Update - Reaffirmation of Halton Region's Aaa Credit Rating by S&P Global Ratings
- Moody Reaffirmation of Halton Region's Aaa Credit Rating by Moody's Investors Services
- Research Update - Reaffirmation of Halton Region's Aaa Credit Rating by Moody's Investors Services

**By Laws**

- Public Access Review No. 74-10




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## Growth Challenges

- Halton cannot accommodate the growth targets of the Provincial *Places to Grow Act* (Growth Plan) unless the full costs of growth are recoverable through DCs or other funding tools.



## Growth Challenges

- As shown in the following chart, under the Growth Plan Halton is expected to be the fastest growing community with a growth rate of 50% between 2011 and 2031

**Growth Plan Population Growth Forecast for the Greater Toronto Area, 2011 to 2031**

Municipality	2011	2031	2011-2031	% Increase (2011-2031)	Share of Total Growth
Region of Halton	520,000	780,000	260,000	50%	15.9%
Region of Durham	660,000	960,000	300,000	45%	18.3%
Region of York	1,060,000	1,500,000	440,000	42%	26.8%
City of Toronto	2,760,000	3,080,000	320,000	12%	19.5%
Region of Peel	1,320,000	1,640,000	320,000	24%	19.5%
GTA Total	6,320,000	7,960,000	1,640,000		100.0%

Source: Growth Plan for the Greater Golden Horeshoe, Schedule 3





## Growth Challenges

- The Growth Plan imposes significant challenges to the Region, unless it is revised to enable the Region to recover the full costs of growth through DCs or other funding tools.
- The current DCA limits the amount municipalities can collect for infrastructure and services to support growth.
- DCs, through the DCA remain the primary source of funding for financing Halton's future growth.
- DCs cannot be collected for hospitals, landfill sites, acquisition of parkland, municipal administration or computer equipment even though the demand for these services directly relates to growth.
- These limits amount to approximately \$10.6M less per year than they would have been under the previous DCA (1989). This means there has been \$148M of growth-related infrastructure that has not been funded by DCs since 2000.



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## Growth Challenges

- If the full cost of growth is not collected from developers, then the burden falls to existing tax payers through property taxes and water and wastewater rates, something Council is not prepared to do.
- In order to identify and update the capital cost that is not being recovered from growth, staff will update the DC by-law under the requirements of the new legislation but will also provide a DC calculation that supports the principle of growth pays for growth.
- The difference will represent the growth related infrastructure funding gap, which will be needed to support the provincially mandated growth plan.



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## What Kinds of Costs are Covered by DCs?

- **“Municipal Capital Costs”**
  - Cost to acquire, lease (capital component only), construct or improve facilities, including rolling stock, furniture and equipment, including related studies, borrowing costs and land purchase (s.s.5(3))
- **Typical capital cost includes:**

<p><b><u>Region</u></b></p> <ul style="list-style-type: none"> <li>• Water</li> <li>• Wastewater</li> <li>• Regional Roads and Bridges</li> <li>• Studies</li> <li>• Police</li> <li>• Paramedic Services</li> <li>• Social Housing</li> <li>• Seniors' Facilities</li> <li>• Regional Parkland Improvements</li> <li>• Waste Diversion</li> </ul>	<p><b><u>Local Municipalities</u></b></p> <ul style="list-style-type: none"> <li>• Local Roads</li> <li>• Storm Water Management</li> <li>• Fire</li> <li>• Parks &amp; Recreation</li> <li>• Transit</li> <li>• Libraries (incl. materials)</li> <li>• Studies</li> <li>• Operations Centres (incl. vehicles &amp; equipment)</li> </ul>
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## What Kinds of Costs are not Covered by DCs?

- Service or cost exclusions, e.g. hospitals, computers, admin. HQ, etc.
- Operating costs, which are not capital;
- Local services (roads, sewer, water, etc.) which form part of individual subdivisions and are provided by development agreement;
- Projects which involve repair, replacement and upgrading and do not relate to growth;



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## What is Required under the DCA to Enact a DC By-law?

- Produce a DC Background Study, which must follow a defined calculation procedure including:
  - certain cost information re: project timing;
  - benefit to existing, etc.; and
  - a proposed DC by-law, which must address various rules re: exemptions, indexing, phasing-in, etc.
- Give a minimum 20 days' newspaper notice of a public meeting of Council, at which anyone attending is entitled to be heard.
- Make the Background Study and by-law publicly available at least 2 weeks prior to the public meeting and 60 days prior to by-law passage.



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## What is the Geographic Coverage of DC By-laws?

- Most municipalities impose a uniform, municipal-wide charge, calculated on an average cost basis. This serves to spread total DC recoverable costs uniformly over all new development.
- A municipality must consider, and can establish one or more “area-specific” charges along with or instead of a municipal-wide charge.



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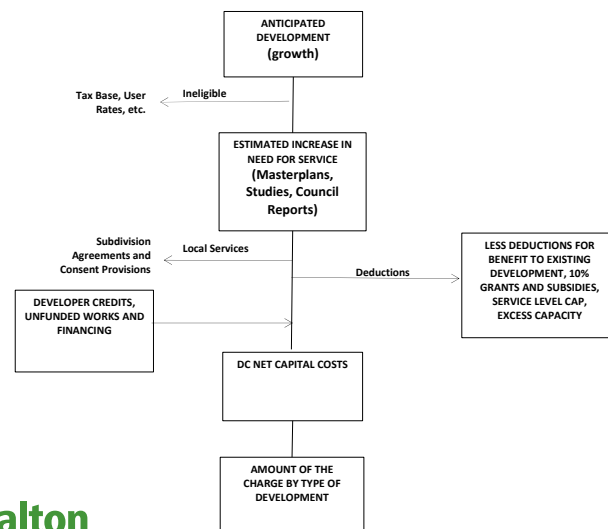
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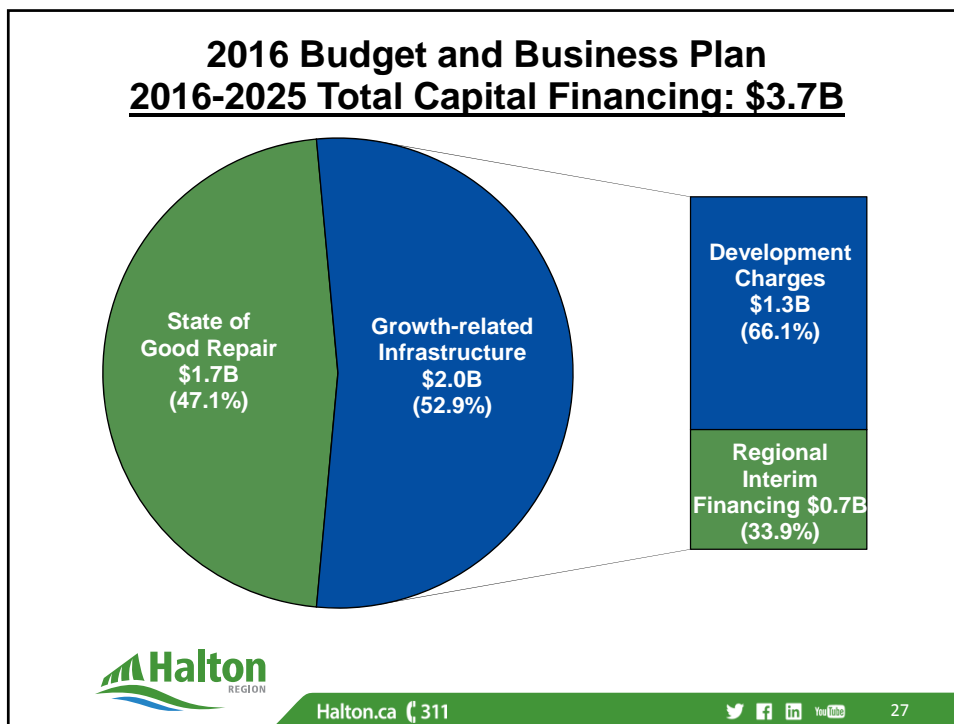
## DC Land Use Exemptions

- **Mandatory:**
  - 1 and 2 unit residential unit additions to existing units
  - Industrial expansions up to 50% of the existing base
  - Land owned by and used for purposes of municipalities and school boards
  - Crown corporations, and senior governments
- **Discretionary, e.g.:**
  - Agricultural uses
  - Hospitals and places of worship
  - Parking garages
  - Temporary buildings
  - Demolition/conversion credit
- **DC Policies will be reviewed in Meeting #4**



## The Process of Calculating a Development Charge Under the DCA (Meeting #3)





### Region's Current DCs

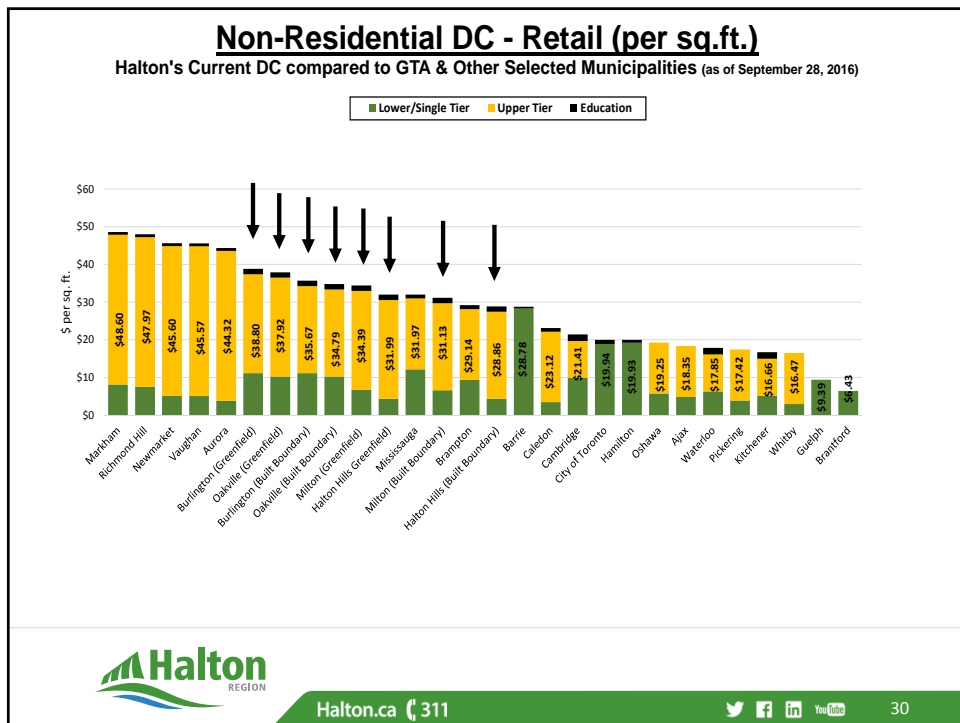
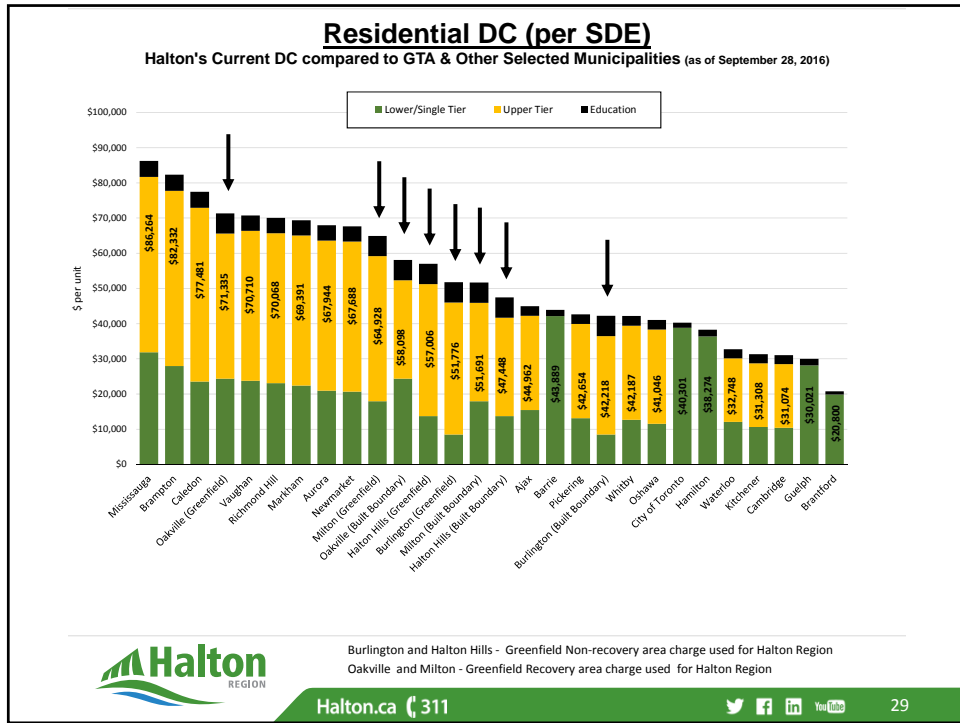
#### Residential – Per Single Detached Unit

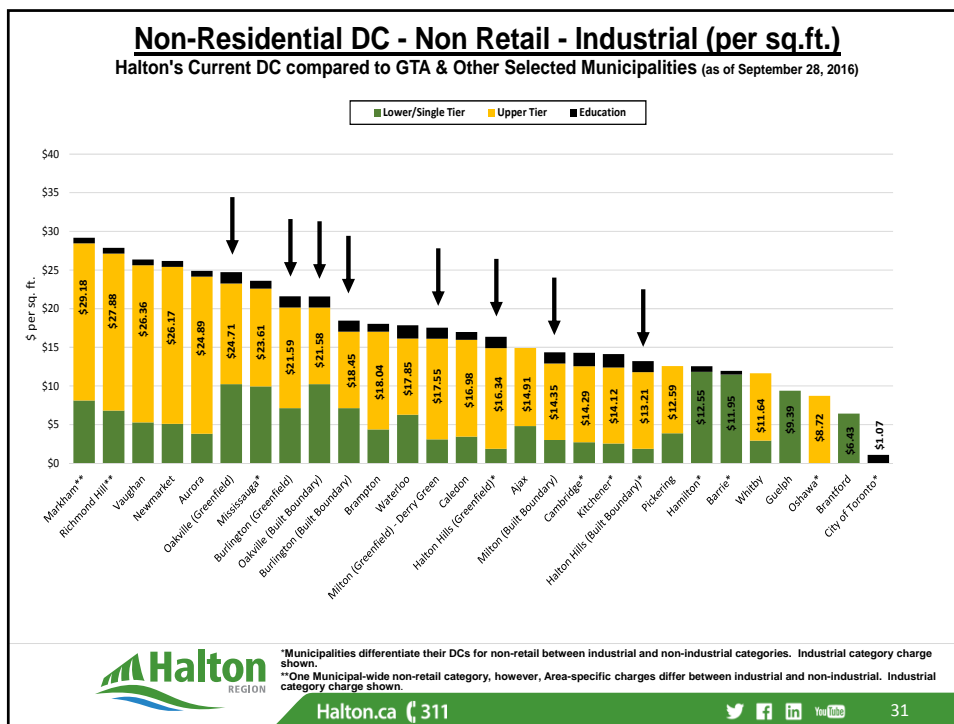
	Greenfield	Built Boundary
Water	\$ 10,387	\$ 4,950
Wastewater	10,828	6,707
Roads	14,121	14,121
General Services	1,105	1,105
<b>Total</b>	<b>\$ 36,441</b>	<b>\$ 26,883</b>

#### Non- Residential – Per Square Foot

	Retail		Non-Retail	
	Greenfield	Built Boundary	Greenfield	Built Boundary
Water	\$ 3.60	\$ 1.79	\$ 3.60	\$ 1.79
Wastewater	4.10	2.78	4.10	2.78
Roads	18.24	18.24	5.04	5.04
General Services	0.29	0.29	0.29	0.29
<b>Total</b>	<b>\$ 26.23</b>	<b>\$ 23.10</b>	<b>\$ 13.03</b>	<b>\$ 9.90</b>

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# 4. Growth Plan



## Best Planning Estimates – ROPA 39

- The approved 2011 BPEs are the basis for the 2017-2031 forecast which was approved by Council on July 13, 2011 (LPS-54-11);
- The next Official Plan (OP) Review which is currently being undertaken will incorporate amendments to the Provincial Growth Plan;
- Once these updates to the OP are complete, the resulting growth impact will be incorporated into a future DC update.



## Population Growth Between 2017 & 2031

### Cumulative

Municipalities	2016	2021	2026	2031
Town of Oakville	197,702	221,826	234,122	246,399
City of Burlington	175,438	178,847	182,034	186,169
Town of Milton	124,645	161,750	195,735	228,084
Town of Halton Hills	57,922	61,672	77,003	91,885
<b>Halton Region</b>	<b>555,707</b>	<b>624,095</b>	<b>688,894</b>	<b>752,537</b>
Less Institutional	(7,653)	(8,619)	(9,531)	(10,436)
<b>Net</b>	<b>548,054</b>	<b>615,476</b>	<b>679,363</b>	<b>742,101</b>

### Incremental

Municipalities	2017-2021	2022-2026	2027-2031	Total
Town of Oakville	24,124	12,296	12,277	48,697
City of Burlington	3,409	3,187	4,135	10,731
Town of Milton	37,105	33,985	32,349	103,439
Town of Halton Hills	3,750	15,331	14,882	33,963
<b>Halton Region</b>	<b>68,388</b>	<b>64,799</b>	<b>63,643</b>	<b>196,830</b>
Less Institutional	(966)	(912)	(905)	(2,783)
<b>Net</b>	<b>67,422</b>	<b>63,887</b>	<b>62,738</b>	<b>194,047</b>





## Residential Unit Growth Between 2017 & 2031

### Cumulative

Municipalities	2016	2021	2026	2031
Town of Oakville	71,191	81,580	88,109	93,550
City of Burlington	71,618	74,880	77,687	80,572
Town of Milton	41,963	55,711	68,375	80,293
Town of Halton Hills	20,521	22,284	28,279	34,141
Halton Region	205,293	234,455	262,450	288,556

### Incremental

Municipalities	2017-2021	2022-2026	2027-2031	2017-2031
Town of Oakville	10,389	6,529	5,441	22,359
City of Burlington	3,262	2,807	2,885	8,954
Town of Milton	13,748	12,664	11,918	38,330
Town of Halton Hills	1,763	5,995	5,862	13,620
Halton Region	29,162	27,995	26,106	83,263



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## Long-Term Growth Forecast Region-wide (2017-2031)

- Persons Per Unit (PPU) updated based on 2011 Statistics Canada

Residential Unit Category	Persons Per Unit	% Distribution of Estimated Units	Weighted Persons Per Unit Average
<i>Single family &amp; semi-detached</i>	3.520	45%	1.576
<i>Multiples except apartments</i>	2.664	20%	0.542
<i>Apartments</i>	1.579	35%	0.551
<b>Total</b>		100%	<b>2.669</b>




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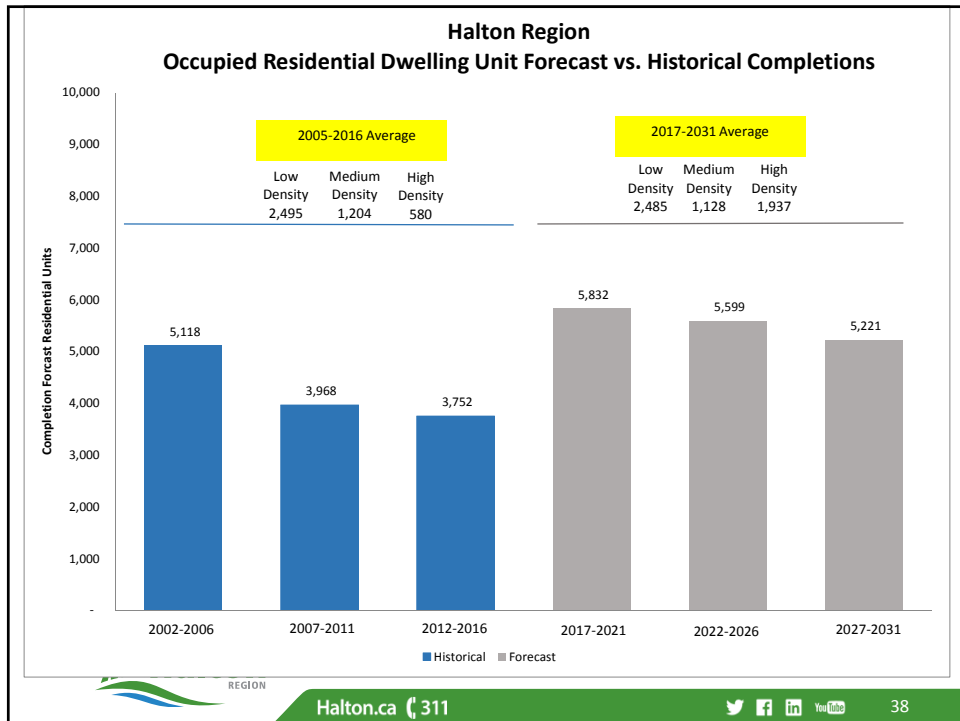
### Long-Term Growth Forecast Region-wide (2017-2031)

		Population (Net of Institutional)
Population to 2016		548,054
Occupants of New Housing Units, 2017 to 2031	<i>Units</i>	83,263
	<i>multiplied by persons per unit</i>	2.669
	<i>gross population increase</i>	222,200
Decline in Housing Unit Occupancy, 2017 to 2031	<i>Units</i>	205,293
	<i>multiplied by ppu decline rate</i>	-0.137
	<i>total decline in population</i>	-28,153
Population Estimate to 2031		742,101
<i>Net Population Increase, From 2017 To 2031</i>		194,047



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## Employment Growth Between 2017 & 2031

### Cumulative

Municipalities	2016	2021	2026	2031
Town of Oakville	106,485	120,796	122,578	128,359
City of Burlington	98,710	102,846	104,145	105,349
Town of Milton	62,553	81,106	96,631	114,330
Town of Halton Hills	20,744	22,936	32,356	41,962
Halton Region	288,492	327,684	355,710	390,000

### Incremental

Municipalities	2017-2021	2022-2026	2027-2031	2017-2031
Town of Oakville	14,311	1,782	5,781	21,874
City of Burlington	4,136	1,299	1,204	6,639
Town of Milton	18,553	15,525	17,699	51,777
Town of Halton Hills	2,192	9,420	9,606	21,218
Halton Region	39,192	28,026	34,290	101,508



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## Non-Residential Growth

- Work at Home and No Fixed Place of Work employees are removed from employment forecast.
- Work at Home (WAH) – the population forecast already includes these individuals, and the resulting service impact is generated from homes (residential units).
- No Fixed Place of Work (NFPOW) – NFPOW employees do not generate gross floor area (GFA).



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## Non-Residential Growth

	2016	2031	Incremental Growth
Total Employment	288,493	390,000	
WAH	(25,474)	(35,429)	
NFPOW	(28,504)	(39,289)	
<b>Net Employment</b>	<b>234,515</b>	<b>315,282</b>	<b>80,767</b>

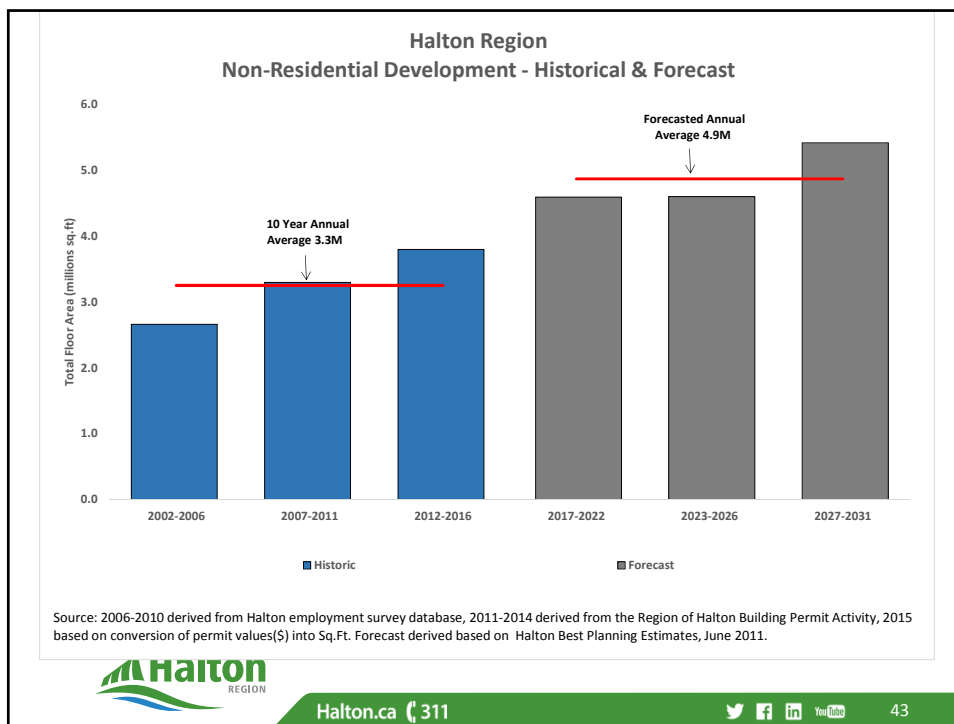
	Retail	Office/Other	Industrial	Institutional	<b>Gross</b>
Employment	19,549	10,282	33,782	12,675	80,767
Conversion (Sq.Ft. / Employee)	519	352	1,468	697	894
Total Floor Area (Sq.Ft.)	<b>10,155,205</b>	<b>3,622,937</b>	<b>49,605,016</b>	<b>8,840,289</b>	<b>72,223,448</b>
% of TFA	14%	5%	69%	12%	100%



## Non-Residential Avg. Floor Space Per Employee

<b>Commercial</b>		<b>Industrial</b>		<b>Institutional</b>	
Municipality	FSW	Municipality	FSW	Municipality	FSW
Burlington	400	Burlington	800	Burlington	400
Oakville	400	Oakville	1,050	Oakville	500
Milton	400	Milton	1,750	Milton	800
Halton Hills	400	Halton Hills	1,400	Halton Hills	500
Other Greenfield	400	Other Greenfield	1,430	Other Greenfield	750
Rural	1,200	Rural	2,000	Rural	1,200
<b>Halton Region</b>	<b>402</b>	<b>Halton Region</b>	<b>1,468</b>	<b>Halton Region</b>	<b>697</b>





# DISCUSSION

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