

SUMMARY OF PHASE TWO COMMENTS RECEIVED BETWEEN AUGUST 2007 AND FEBRUARY 2008

THEMES	HIGHLIGHTS OF COMMENTS	RESPONSE
PRESERVING COMMUNITY CHARACTER	Do not want Milton to become amalgamated to Oakville or Mississauga. The areas of the Greenbelt that currently separate Milton from Oakville are not sufficient to prevent the communities from merging. Would like to see urban separator between communities	The Region has included an objective in the Sustainable Halton Evaluation Framework to maintain and strengthen Halton Region's distinct communities. Growth options that maintain Halton's traditions of distinct communities both within Halton Region and between adjoining municipalities will be ranked highest.
INTENSIFICATION OVER GREENFIELD DEVELOPMENT	<p>Support intensification opportunities. Despite the demands of the market, there should be fewer single detached dwellings</p> <p>Move away from single detached dwellings towards well-designed, marketable attached homes and multi-unit residential units.</p>	The Province's <i>Growth Plan for the Greater Golden Horseshoe</i> requires that new greenfield development achieves a minimum density of 50 residents and jobs combined per hectare. Through Phase One Technical Background Reports on land needs and density, various ranges of housing types were explored to meet density targets and reduce land needs. Through Phase Two of Sustainable Halton and the creation and evaluation of growth options, the Region is looking at residential unit mixes that will not only meet the intensification requirements of the <i>Growth Plan</i> , but may also reduce the land requirements for new growth.

	There are opportunities to intensification through infill and brownfield redevelopment.	Through the Provincial <i>Places to Grow</i> legislation, policies promoting brownfield and infill development have been enhanced. Through the built boundary exercise, the existing built-up area of the Region is being identified for opportunities for intensification, infill, and brownfield redevelopment.
DO NOT WANT INTENSIFICATION	Do not want intensification in the existing communities of Halton Region. High density never ages well.	The Greater Golden Horseshoe is one of the fastest growing Region's in North America. Recognizing this, the Provincial has implemented a plan to better manage growth in the Region by reducing the consumption of land by directing growth to built-up areas where the capacity exists to best accommodate the expected population and employment growth. The Region recognizes the importance of ensuring that intensification is done right through strong land use policies. Density comes in many forms. The Region will illustrate examples of good density that are compatible with surrounding areas.
PROMOTE MIXED USE DEVELOPMENT	Mixed use development should be promoted. Each community should have a focal centre that includes parks, local commercial and employment.	The Sustainable Halton process is backed by goals and objectives that promote the creation of complete communities. The Region will be preparing a Community Infrastructure Plan to ensure that human services and community service infrastructure are

		strategically located throughout the community to increase and maximize public access. The Region will take on a monitoring role to support local implementation.
PROTECT AGRICULTURE	<p>Do not want to see further encroachment upon agricultural lands. Preserve agricultural lands to in order to maintain a stable food supply and local food production.</p> <p>The consumption of rural and agricultural lands for suburban uses in not sustainable. Need to recognize the value of Halton’s rural lands as a strategic reserve against future needs.</p>	<p>The Region recognizes that agriculture is valuable to Halton Region. Maximizing opportunities to protect agricultural land and promote local food production, and protecting a contiguous agricultural land base are important objectives in the Sustainable Halton Evaluation Framework. As part of the Phase Two process, the Region has undertaken a LEAR (Land Evaluation Area Review) Study to identify prime agricultural lands in the Primary Study area to help inform the process of evaluating growth options.</p> <p>Halton Region has a history of supporting and realizing landform permanence. The countryside represents nearly 73% of the Regional land cover. Through a balanced growth strategy that promotes intensification and densification, 70% of the Regional land base will remain countryside.</p>
SUSTAINABILITY	Sustainability needs to be defined	The Sustainable Halton process is guided by the definition of sustainable development that is found in the Regional Official Plan, which provides a policy framework for all planning

	<p>Sustainability should mean the maintenance of an equilibrium – a balance between production and consumption with no population growth.</p>	<p>decisions within the Region. The Regional Official Plan defines sustainable development as development which “meets the need of the present without compromising the ability of future generations to meet their own needs.”</p> <p>In approaching growth from a sustainability perspective, the Sustainable Halton process is assessing the social, economic and environmental issues towards balancing the principles of healthy communities, protecting what is valuable and economic considerations.</p>
<p>GROWTH AND SUSTAINABILITY</p>	<p>Growth is not sustainable. Managing development and sustainability are not the same thing. Urban sprawl is not sustainable.</p> <p>Surplus industrial-commercial lands are the biggest factor pushing out urban boundaries and promoting sprawl.</p>	<p>The Region of Halton is required to plan for the population growth that has been forecasted in the Province’s <i>Places to Grow</i> Plan. The Region is committed to planning for growth in a way that minimizes impacts and protects resources and natural features. The aim of the Sustainable Halton Plan is to put in place a growth strategy based on healthy communities principles to guide the development of complete communities.</p> <p>The Province and the Region recognize that urban sprawl is not sustainable. Urban sprawl contributes to the degradation of the natural environment,</p>

		air quality and water resources, as well as the consumption of agricultural lands. Through the Sustainable Halton Plan, growth will be planning in a way to minimize the impact on greenfield areas by promoting intensification opportunities in existing urban areas.
NO GROWTH	Do not want any further growth in Halton Region.	The Region of Halton is required to plan for the population growth that has been forecasted in the Provincial <i>Places to Grow</i> Plan. The population and employment forecasts to 2031 were the result of an extensive forecasting analysis which took into account many variables impacting population growth including immigration and economic factors. The province has indicated that the growth forecasts can be revisited every 5 years.
POPULATION GROWTH FORECASTS	How did the Region arrive at an expected population of 780,000 people by 2031?	The Region is required to conform to the Provincial <i>Places to Grow</i> Plan which has forecasted population and employment growth in the Region to the year 2031. The growth forecasts were the result of an extensive analysis of past and continuing trends.
ENVIRONMENTAL PROTECTION AND PRESERVATION	Climate change should be recognized as a key issue requiring immediate and significant action if permanent consequences are to be avoided. The shape of urban development is a key determinant of progress towards stabilizing the climate.	The Sustainable Halton Evaluation Framework includes goals towards the protection of what is valuable to ensure that among other things, a resilient and self-sustaining Natural Heritage System is protected. The Evaluation

		<p>Framework also speaks to promoting a culture of conservation through policies directing air, energy, water, and waste. The Region is promoting changes to land use practices that are of less impact from an overall environmental perspective.</p>
CARRYING CAPACITY	<p>What is the maximum capacity of the Region?</p>	<p>The Region is currently undertaking a Carrying Capacity Study to research the carrying capacity concept in an ecosystem context. The study will provide recommendations on how this concept can be applied to Halton Region and can inform the Sustainable Halton process.</p>
ENERGY CONSERVATION	<p>Energy security and consumption is directly affected by land use, building design, transportation and water strategies, and urban form in general. Energy prices will be increasing as a result of shortages of oil and gas supply.</p> <p>Change building practices to ensure that all residential and non-residential buildings are energy efficient. Incorporate technologies like solar energy, ground-source geothermal</p>	<p>The Region's Evaluation Framework which will be applied in the evaluation of growth options, includes goals and objectives related to energy conservation. The Evaluation Framework has a number of objectives that speak to promoting a culture of conservation, many of which are accomplished through increasing densities, mixed land uses, and locating new residential development to take advantage of existing transit, all of which the Region strongly supports.</p> <p>Certain responsibilities are under the authority and implemented of other levels of government and legislation such as the Building Code Act.</p>

	<p>energy, and deep water cooling systems.</p>	<p>However, the Region recognizes the importance of such initiatives and has included objectives in the Sustainable Halton Evaluation Framework that speak to the application of high energy efficiency standards and renewable energies to new buildings and whole communities. Regional policies will be created to guide implementation at the local level through private and public sector initiatives.</p>
<p>TRANSPORTATION</p>	<p>Should promote a sustainable transportation system that goes beyond increasing the public transit infrastructure. Overall, must reduce kilometres travelled by motor vehicles, even as the population of the Region increases.</p> <p>The integration of land uses, very compact and transit-supportive urban form for all intensification and greenfield development will enable significant transportation modal shifts to occur.</p>	<p>There is a strong emphasis in the Sustainable Halton Evaluation Framework on goals and objectives to promote an extensive and integrated multi-modal transportation system. The Sustainable Halton process is focused on the creation of complete communities that will promote more intensive development along nodes and corridors that is transit supportive and will encourage the location of new development to enhance access to employment areas, transit corridors and commercial and community services. The Evaluation Framework also promotes a better balance between population and employment across the Region, in an effort to reduce the reliance on the automobile.</p> <p>The Region will also be undertaking a Transportation Master Plan Study to</p>

		2031 that will address the Region's future transportation strategy.
ECONOMIC BASE	Halton Region needs a broader economic base so that residents can also work in the Region. Perhaps give incentives to corporate head offices to relocate from Toronto.	A key component of this growth management strategy is to identify future employment areas to ensure that as the Region grows, a better balance is created between residents and jobs. This objective is backed by policies in the Province's <i>Places to Grow</i> Plan that strengthen the protection of employment land from conversions to non-employment uses. The Sustainable Halton Evaluation Framework aims to protect employment needs to 2031 and beyond. The Evaluation Framework also promotes a fiscally healthy and financially stable Region that has a diverse tax base and balanced assessment ratio. Growth options that can best meet these objectives will be ranked the highest.
COMMUNITY AND NEIGHBOURHOOD DESIGN	Plant more trees in neighbourhoods, parks to increase shade cover, promote habitat for wildlife and added curb appeal.	The Region will support stronger urban design principles to guide Local planning implementation dealt with at the Secondary Plan, Subdivision Plan level.
SCHOOL SYSTEM	Need to ensure that an inclusive and equitable education system exists as the Region grows and the school population increases.	The Region's Community Infrastructure Plan will plan for the necessary human service and community service infrastructure for all existing and new communities in Halton so that all

		<p>residents will have access to a full range of services.</p> <p>Issues related to the quality of the education system are under the authority and jurisdiction of the Ministry of Education and Halton School Boards.</p>
URBAN LAND NEEDS	<p>Opportunities should be pursued for accommodating growth through intensification at a higher rate in order to reduce the amount of new urban land required. This can be done by requiring commercial uses accommodated in multi-storey, mixed use structures, and reducing parking requirements in favour of public shared parking facilities.</p>	<p>Through Phase Two of the Sustainable Halton process, the Region is investigating opportunities to increase the amount of growth that is accommodated through intensification beyond the requirements of the Province's <i>Places to Grow</i> Plan in an effort to reduce the amount of land required for urban expansion.</p>
VIABILITY OF AGRICULTURE	<p>Agriculture is no longer viable in certain parts of Halton because of land compatibility constraints, a lack of water resources, and a lack of rural infrastructure.</p>	<p>The Region recognizes that there are key considerations that have to be addressed to ensure that agriculture can continue to be viable in the Halton while also recognizing the changing dynamics in the agricultural realm. The Sustainable Halton Evaluation Framework speaks to protecting a contiguous agricultural base to ensure critical mass, ensuring suitable infrastructure to support a variety of agricultural activities, and prioritizing lands used for those agricultural uses that have conditions to support it.</p>