



**SUSTAINABLE HALTON
INTER-MUNICIPAL LIAISON COMMITTEE
MEETING AGENDA**

Wednesday, February 11, 2009
Immediately following Regional Council
Halton Room
1151 Bronte Road

1. **UPDATE ON THE 6-MONTH DELAY** **MARK MENERAY**
 - **PLACES TO GROW ACT**
 - **GEORGETOWN LANDOWNERS SETTLEMENT**
 - **POTENTIAL FOR AN INTERIM REGIONAL OFFICIAL PLAN AMENDMENT**

2. **REPORT ON STUDY PROGRESS** **HO WONG**
 - **REFINEMENTS TO CONCEPTS & OPTIONS**
 - **ADDITIONAL EMPLOYMENT LANDS**
 - **FISCAL IMPACT ANALYSIS**
 - **SUSTAINABILITY & SUSTAINABLE HALTON**
 - **EVALUATION FRAMEWORK & APPLICATION**
 - **ALTERNATIVE INTENSIFICATION & DENSITY TARGETS**
 - **KEY TECHNICAL PAPERS & MILESTONES**
 - **STAFF REPORT TO PPWC FEBRUARY 25**

3. **OFFICIAL PLAN REVIEW** **HO WONG**
 - **PROCESS**
 - **TIMING**

4. **OTHER BUSINESS** **ALL**

Alternative Intensification and Density Targets

Presentation to Inter-Municipal Liaison Committee

Sustainable Halton Plan

Russell Mathew, Partner
HEMSON Consulting Ltd.

February 11, 2009

Alternative Intensification and Density Targets:

- Purpose is to consider higher than minimum density and intensification targets
 - "By the year 2015 and each year thereafter, a minimum of 40% of all residential development....will be within the *bullf-up area*."
 - "The designated greenfield area....will be planned to achieve a minimum *density target* that is not less than 50 residents and jobs combined per hectare."

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The 40% Intensification Rule:

- Today Halton is providing about 15% of units through intensification
- Without the *Growth Plan*, a level about 20% would be expected over the period to 2031

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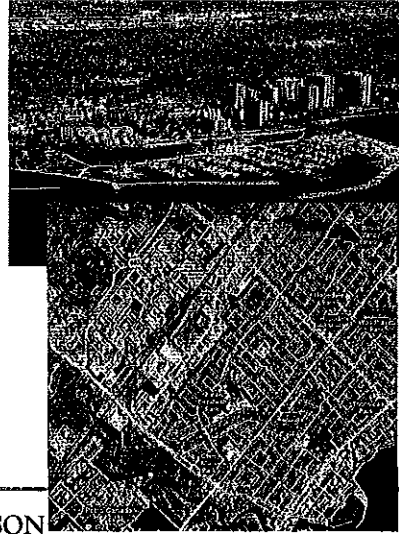
The 40% Intensification Rule:

- Getting to 40% means a major household shift from ground-related to apartment forms
 - Few ground-related units can be provided through intensification
 - But, virtually no demand today in Halton for family housing in an apartment form

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50 Persons Plus Jobs per Hectare:

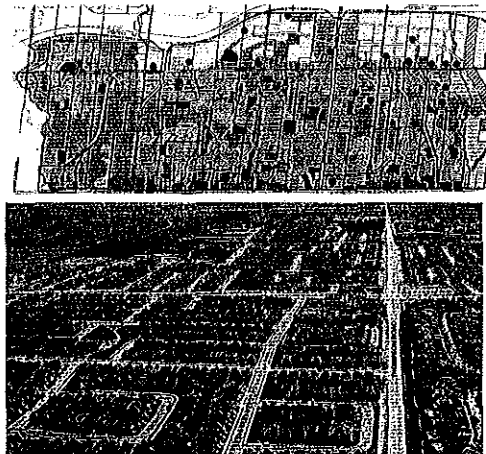
- Most existing development is well below this level
- Bronte, including the employment areas up to QEW is about 35 persons plus jobs per hectare



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50 Persons Plus Jobs per Hectare:

- North Oakville, east and west, are about 43 persons plus jobs
- Bristol Survey residential is as high as 70, but with employment and other areas in, all Milton greenfield is just over 50



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50 Persons Plus Jobs per Hectare:

- Low employment density is a major challenge



- Little ability for planning to affect employment density
-

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50 Persons Plus Jobs per Hectare:

- Moving from 50 to 75 persons plus jobs per hectare would need to come from changing residential densities
 - Shrinking lot sizes where possible, but mostly just requires more apartments
-

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What would choosing higher targets mean?

- Benefit is a reduced requirement for new greenfield lands

New Urban Land Designation Required					
		Intensification Rate			
		Current	40%	45%	50%
Density	50 Persons + Jobs	800 ha emp. 3,400 ha res.	800 ha emp. 1,800 ha res.	800 ha emp. 1,600 ha res.	800 ha emp. 1,300 ha res.
	75 Persons + Jobs	800 ha emp. 0 ha res.	800 ha emp. 0 ha res.	800 ha emp. 0 ha res.	800 ha emp. 0 ha res.

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What would choosing higher targets mean?

- Simply means somehow shifting many more households to apartment units

Apartments Required in Housing Mix									
		Intensification Rate							
		Current		40%		45%		50%	
Density	50 Persons + Jobs	1996-06	9%	1996-06	9%	1996-06	9%	1996-06	9%
		2006-16	13%	2006-16	13%	2006-16	13%	2006-16	13%
2016-31		16%	2016-31	31%	2016-31	37%	2016-31	42%	
75 Persons + Jobs	1996-06	9%	1996-06	9%	1996-06	9%	1996-06	9%	
	2006-16	16%	2006-16	16%	2006-16	16%	2006-16	16%	
	2016-31	85%	2016-31	85%	2016-31	85%	2016-31	85%	

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Conclusion:

- **Just meeting the targets will be a big challenge in Halton**
- **Achieving the targets in Halton is more challenging than the rest of the GTAH**
- **Even if the Region wanted to, going beyond the minimum is probably not achievable with available municipal tools**

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THE REGIONAL MUNICIPALITY OF HALTON

MEETING NO. 01-09

NAME OF COMMITTEE: INTER-MUNICIPAL LIAISON

DATE OF MEETING: Wednesday, February 11, 2009
10:30 a.m.

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

Members of Regional Council:

The Inter-Municipal Liaison Committee met on the above-noted date and recommends the following:

ITEM NO. 2

c) Additional Employment Lands (Direction)

RECOMMENDATION:

THAT the 1,100 ha of Employment Lands be used in the land use concepts in moving forward with the Sustainable Halton process.

f) Alternative Intensification & Density Targets (Direction)

RECOMMENDATION

THAT "Alternative Intensification & Density Targets" be deferred until further information is provided to members.

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COMMITTEE NOTES

MEMBERS PRESENT: G. Carr, Regional Chair
J. Taylor, R. Bonnette, T. Adams (alternate),
B. Lee (left at 11:30 a.m.), G. Krantz (alternate)

REGRETS: A. Elgar

OTHERS PRESENT: C. Best, K. Bird, R. Burton, R. Goldring, A. Johnston

STAFF PRESENT: Pat Moyle, C.A.O.
M. Meneray, H. Wong, J. E. MacCaskill, M. Zamojc,
Dr. Nosal, S. Lathan

LOCAL MUNICIPAL
STAFF:

Roman Martiuk, CAO Burlington
Dennis Perlin, CAO Halton Hills
Bruce McLean, Director of Planning Halton Hills
Mario Belvedere, CAO Milton
Mel Iovio, Director of Planning & Development Milton
Ray Green, CAO Oakville
Jane Clohecy, Commissioner of Planning & Development Oakville

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

The Inter-Municipal Liaison Committee met on the above-noted date and recommends the following:

Chair Carr announced that the Inter-Municipal Liaison Committee will be meeting immediately following the Regional Council meetings and invited staff from the local municipalities to attend these meetings.

Mark Meneray, Commissioner of Legislative & Planning Services and Corporate Counsel, indicated that the purpose of the meeting today is to receive direction from the members on several issues, to share information and to seek consent in a number of areas. He reminded members that they are four months away from the provincial deadline, two months away from our work plan in terms of when we want to put the preferred work plan out to the public and there is still significant work to be done in the next four months. He expressed the importance of meeting more frequently as indicated by the Chair and that the proceedings of this Committee will go directly to Regional Council.

ITEM NO. 1 (Slide 4 of the presentation attached)

Mark Meneray advised that in discussions with the province, it is very important for Halton Region to have something in place by June 16th and to demonstrate our commitment to go forward. Staff believe that the province will give us the opportunity to finish our process the way that was discussed by doing the Official Plan by the end of the year. It is staff's intention to present to Council in June an interim Regional Official Plan amendment. If we can get the interim Official Plan Amendment in place, it will give the Region the authority to deal with any local municipal plan amendments related to Growth Plan conformity.

ITEM NO. 2

Ho Wong, Acting Chief Planning Official, gave a presentation (copy attached) entitled "Sustainable Halton: Progress on Phase 3 – Decision Making". Staff are requesting input from members of the IMLC as follows:

- a) For Information - Sustainability & Sustainable Halton
- b) Consent - Refining the Land Use Concepts
- c) Direction - Additional Employment Lands**
- d) For Information - Fiscal Impact Analysis
- e) Consent - Evaluation Framework & Application
- f) Direction - Alternative Intensification & Density Targets**

a) Sustainability & Sustainable Halton (Information)

Ho Wong gave an explanation of "sustainability" as outlined on Slides 9 to 11 of the presentation. Councillor Taylor expressed concern with the time constraints in order to address sustainability. Mark Meneray responded that the purpose is to demonstrate that we are looking at Sustainable Halton from a sustainability perspective, and this would give us a framework for the Regional Official Plan. The O.P. will incorporate the pillars of sustainability into the framework which will be refined on an ongoing basis.

b) Refining the Land Use Concepts (Consent)

In June 2008, Council released under Phase 2, five land use concepts, three levels of growth around Georgetown. Staff are proposing a 2-stage approach:

- Focus first on the appropriate/desirable level of growth around Georgetown through 3 Concepts - 0, or 20,000 or 40,000 people
- Then pick the location of growth and hence firm boundaries on the ground
- From these Concepts a preferred Land Use Concept will be chosen.

Mark Meneray indicated that the level of growth has not changed as previously established by the work plan. The new 2-stage approach is a result of comments from local municipalities and staff's opinion that it is more logical to look at the three concepts first.

Councillor Adams commented that the information regarding affordability needs to be completed prior to a decision and asked when this information will be available. Commissioner MacCaskill responded that the fiscal impact analysis will be completed once staff have direction as to which scenarios should be studied. Mark Meneray added that staff will be preparing a report which will provide a fiscal analysis of the three concepts and make recommendations to IMLC in April and then forwarded to Council.

Councillor Goldring asked if there will also be an ecological impact analysis provided. Ho Wong stated that the approach that staff would take is to protect the natural area first through a sustainable natural heritage system that will exceed Provincial standards. In response to a question on air quality modeling and new settlement areas, Dr. Nosal commented that results will not be available for approximately six months from now because staff has to work out with the consultants and the Ministry of the Environment in verifying the validity of the air quality model. Councillor Goldring stated that the impact on agricultural lands needs to be included in the analysis.

Mayor Burton requested clarification from staff that they are requesting consent from the committee to prepare analysis for three concepts rather than one and if staff feel they have enough time to prepare this information. Mark Meneray commented that staff are prepared to meet the deadline.

Mayor Bonnette advised that the Halton Hills Council unanimously adopted a resolution to examine the concept of up to 20,000 population and requested clarification with the maps and the locations of the new Urban Areas. Ho Wong explained that these maps are depicting conceptual locations of the new Urban Areas. Once staff have examined the proper level of growth, then the next step will be to look at the preferred location of the new urban boundaries around Georgetown.

Mayor Krantz questioned how realistic is it to satisfy the Province's direction/guidelines under the Growth Plan by the prescribed deadline. Mark Meneray responded that the Province has indicated that there will be no flexibility on the deadline and that the concepts presented by staff should be in compliance with the Province. Chair Carr indicated that there have been meetings with the province concerning the issue of meeting the deadline and that these meetings are ongoing.

Pat Moyle, Regional CAO, pointed out that these discussions will also include educating the province to understand that the form and type of employment land development that occurs in a suburban location, near 400 series highways, is unique and is much different than that of employment lands in downtown Toronto. He also added that the other municipalities are also

requesting more time and are attempting to illustrate the distinction between the 905 areas and the 416 in terms of employment lands.

Councillor Lee expressed concern with the sustainability of agricultural lands and requested that staff take a realistic approach when dealing with this matter.

The following comments were made by local staff:

Milton (Mel Iovio)

- Initially local staff had some land use issues in the residential mixed use area but through working with Regional staff, have resolved these issues;
- Are supportive of the three concepts (on the left side) that show additional employment lands.

Halton Hills (Dennis Perlin, CAO)

- In terms of evaluating the different concepts, the issues are not strictly fiscal issues when it comes to adding urban lands but also issues that are important at a local level which include community building, housing needs, etc.
- Agreed that these are conceptual maps and are not defined boundaries and locations.
- Bruce McLean, Director of Planning, added that community aspirations are important to Halton Hills and that the least expense approach should not be the sole measurement.

Oakville (Ray Green, CAO)

- Agreed with the two stage process in evaluating the concepts

Burlington (Roman Martiuk, City Manager)

- Advised that consultation has taken place between Regional and City staff and reflects general consensus.

There was a consensus on staff's proposed 2-stage approach to evaluating the concepts and options as outlined on Slide 14.

c) Additional Employment Lands (Direction)

Ho Wong continued his presentation and pointed out that on Slide 16, there are two options on the amount of employment lands to be designated:

- >1800 ha Residential & **800** ha Employment; and
- >1800 ha Residential & **1100** ha Employment.

Staff are requesting direction from IMLC concerning how much new employment land to be included as a basis for the 3 Growth Concepts:

- 800 ha of Employment Lands or 1,100 ha of Employment Lands?
- Or offering both for public input & Council decision?

Councillor Best, remarking on the 200 additional hectare of employment lands near the CN rail line in south Milton, requested that staff investigate the opportunity of having a Tremaine Road interchange at the 407 as a long-term plan. Councillor Taylor agreed with the possibility of an interchange at that location and that the lands be considered in parallel with the 401 lands. Councillor Lee also agreed with this proposal.

The concept of 1,800 ha Residential & 1,100 ha Employment was discussed and Ho Wong explained that in order to add 300 ha of employment lands (to bring it up to 1,100 ha) and still be in compliance with the density requirement of the Growth Plan, it would be necessary to assume a higher density in the new greenfield lands in Halton.

Mayor Burton questioned the need to add the 300 ha employment lands at this time or if it can be added at a future date during the next 5-year OP review.

Councillor Adams requested that staff provide details on how the 800 and 1100 hectares of employment lands were derived.

RECOMMENDATION

THAT the 1,100 ha of Employment Lands be used in the land use concepts in moving forward with the Sustainable Halton process.

d) Fiscal Impact Analysis (Information)

Jane MacCaskill, Commissioner of Corporate Services and Regional Treasurer, advised that staff have been working with the consultant Watson and Associates to obtain needed information and scenarios that require evaluation. Once staff have obtained associated population and employment figures, they will undertake to prepare a fiscal impact analysis that will be presented to committee at a future meeting. This report will include affordability analysis with respect to taxes, DCs. It will also look at provincial infrastructure requirements. The fiscal impact study will include Regional and Local services and staff will be meeting with the local municipal treasurers during this process.

e) Evaluation Framework & Application (Consent)

Ho Wong spoke to the following: (Slides 20 and 21 attached)

- Evaluation Framework consists of 4 themes:
 - o Protect what is valuable
 - o Build complete, sustainable communities
 - o Support growth with sustainable infrastructure
 - o Promote health for all
- Each theme has goals, objectives and quantifiable measures

Staff are proposing 1) the consultants evaluate the concepts based on each theme (across the table), with either ranking and/ or a narrative comparing their relative merit; 2) different stakeholders will be asked to apply their own weights on the four themes (down the table) and come up with their preferred Land Use Concept; 3) Council will consider all public input and select the preferred Concept and ultimately a preferred land use Option.

Committee agreed with this process.

f) Alternative Intensification & Density Targets (Direction)

Russell Mathew, Partner, Hemson Consulting Ltd., gave a presentation on Alternative Intensifications & Density Targets (presentation attached) and answered questions from members. Directions are being sought from IMLC:

Staff recommendations:

- o Not to pursue higher levels of intensification & density targets at this time
- o Review performance at next OP review
- o Then consider moving to higher targets.

Councillor Taylor asked staff to investigate the issue of duplexes in existing residences and to review the City of Burlington's policies dealing with these situations.

Councillor Adams asked staff to prepare different scenarios dealing with density and intensification.

RECOMMENDATION

THAT "Alternative Intensification & Density Targets" be deferred until further information is provided to members.

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