



Legislative and Planning Services

MEMORANDUM

Office of the Commissioner

TO: Chair and Members of the Planning and Public Works Committee

FROM: Mark G. Meneray, Commissioner of Legislative and Planning Services and Corporate Counsel

DATE: June 16, 2009

RE: **Supplementary Information and Additional Recommendations to Report LPS69-09**

Purpose

The purpose of memorandum is to provide members of Council supplementary information and additional recommendations to Staff Report LPS69-09, "Sustainable Halton—Preferred Growth Option and Official Plan Review Directions Report", which is on the agenda of the June 17, 2009 Planning and Public Works Committee meeting.

Background

As indicated in Report LPS69-09, Sustainable Halton is a collaborative planning process among the Region and its Local Municipalities. Phase 3 of that process culminates in Regional Council endorsing a preferred Land Use or Growth Option and a Official Plan Review Directions Report on June 24, 2009 so as to provide staff with a basis for preparing Regional Official Plan Amendment (ROPA 25) No. 38, to be released in the Fall, with Council adoption planned for December, 2009. This would meet the Region's obligations under both the *Places to Grow Act, 2005* and Minutes of Settlement arising from the ROPA 25 hearing.

Local Input

Through an earlier Report LPS64-09, Regional Council has requested the Local Municipalities to provide input on the selection of the preferred Growth Option. While the Councils for the City of Burlington and Town of Oakville have responded to this request, Councils for the Towns of Halton Hills and Milton have decided, fully supported by Regional staff, to undertake a public consultation process prior to making their recommendations to Regional Council. As a result, Halton Hills Council passed a number of resolutions on June 15, 2009 on the preferred Growth Option (being Option 2b) and the Directions Report, as contained in Attachment #A to this memorandum. On June 22, 2009, Milton Council is expected to deal with their preference on the Growth Options. At the writing of this memorandum, Regional staff has had the opportunity of reviewing a draft of the Milton staff report going before their Council on June 22.

Halton Hills

Town Council on June 15 dealt with three staff reports: PDS-2009-0065 on Sustainability Matters, PDS-2009-0066 on the Directions Report, and PD-2009-0067 on the preferred Growth Option. With respect to the first two reports, Regional staff is of the opinion that all the issues raised can be dealt with as part of the preparation of ROPA 38 during the summer. On the latter report, the Town chose Option 2b for the following reasons:

- It has clear and identifiable urban boundaries
- It allows for comprehensive concession block planning
- It has better proximity to key community focal points and infrastructure
- It protects the Natural Heritage System, agricultural resources and aggregate resources to the same or a slightly higher degree.

In Regional Staff's opinion, these are all good planning reasons and form a solid basis for selecting Option 2b as the preferred Growth Option.

On the topic of the Halton-Peel Boundary Area Transportation Study (HPBATS), for which Regional Council also requested comments, Halton Hills Council took the position that should any of the existing and future (to 2031) employment lands be affected by the location of a highway alignment into Halton Region that the displaced employment lands must be replaced and relocated within the Strategic Employment Areas identified through the Sustainable Halton process. Again, this can be addressed through a proper policy framework as part of ROPA 38.

Town Council also took the position that east-west transportation linkages through the Town including the Georgetown/Norval Bypass should be addressed as part of any solution to the Halton-Peel boundary transportation investigations. Regional staff is generally supportive of this approach but suggest that this matter should be dealt with when the results of the HPBATS are presented to Town and Regional Councils for consideration.

Milton

Regional and Milton staffs have been working closely on the selection of a preferred Growth Option for the Town. The preferred option emerged as a result of creating a proper urban structure for the Town based on the ten First Principles of Growth enunciated by the Town in September 2008. It combines the strengths of both Options 2a and 2b, by focussing development along two major north-south transportation corridors: Trafalgar Road and the future James Snow Parkway. Two key structuring elements outside the current urban boundaries are recognized and incorporated into this final Growth Option: the proposed new GO station on Trafalgar Road and the Education Village Area. It also responded to some of the comments received during the local consultation process.

All of these considerations are good planning principles and Regional Staff is in support of the preferred Growth Option being recommended by Milton staff in their report to Council on June 22.

Preferred Growth Option Map

Based on the foregoing input from the Local Municipalities, Regional Staff is recommending that Attachment #B to this memorandum be Attachment #1 to Staff Report LPS69-09. It should be noted that what Council endorses as the preferred Growth Option refers primarily to the Proposed Residential & Mixed Use Area and Proposed Employment Lands shown on Attachment #1 because the other elements on that map such as the Natural Heritage System will be subject to further detailing based on the general principles of the Directions Report and consultation with our municipal partners and stakeholders during the preparation of ROPA 38.

Additional Recommendations

Based on Halton Hills Council resolutions on June 15, 2009 and Regional Staff's knowledge of Milton Staff's position with respect to the preferred Growth Option, staff is recommending amending Recommendation 3 of Report LPS69-09 by adding "taking into consideration comments by Halton Hills as contained in their Staff Reports PDS-2009-0065, PDS-2009-0066 and PDS-2009-0067 and comments by Milton as contained in their Staff Report PD-061-09".



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