



Legislative and Planning Services

**MEMORANDUM**

Office of the Commissioner

**TO:** Regional Chair and Members of Regional Council

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

**DATE:** June 19, 2009

**RE:** **Further Matters Related to Report LPS69-09, "Sustainable Halton--Preferred Growth Option and Official Plan Review Directions Report"**

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Purpose

The purpose of memorandum is to provide members of Council with the following additional information related to Report LPS69-09: (a) complete resolutions of Halton Hills Council, with amendments, dealing with Sustainable Halton Phase 3 work; (b) an amended Attachment #1 to Report LPS69-09 correcting a drafting error that accidentally left the Stewarttown Hamlet out of the Preferred Growth Option; (c) difference of the various Growth Options; and (d) the overall financial implications of the preferred option as requested by Planning and Public Works Committee at their meeting of June 17, 2009.

Complete Halton Hills Council Resolutions of June 15, 2009

At the time of preparing the memorandum to Council dated June 16, 2009, "Supplementary Information and Additional Recommendations to Report LPS69-09", staff included only the recommendations of Halton Hills staff reports PDS-2009-0065, PDS-2009-0066 and PDS-2009-0067 that were dealt with at their Council meeting of June 15, 2009. The complete Town Council resolutions on these staff reports, with amendments, are now available and are attached to this memorandum.

Amended Attachment #1 to Report LPS69-09

The Attachment #1 to Report LPS69-09, included also in the June 16, 2009 memorandum to Council, contains a drafting error that accidentally left the Stewarttown Hamlet, with a minor expansion, out of the Preferred Growth Option. An amended version of this Attachment is included with this memorandum.

### Land Areas of the Various Growth Options

Planning & Public Works Committee at their meeting of June 17, 2009, requested staff to confirm whether the total land area included in the Preferred Growth Option remains the same as Option 2a or 2b. Based on work completed by their staff, Milton has advised the Region that the land area included in the Preferred Growth Option for mixed use and employment is the same quantum as that for Option 2a. The resulting overall Greenfield density for the Region as a whole remains at 50 persons or jobs per hectare.

To provide further background to the evolution of the Preferred Growth Option from the original Options 2a and 2b, staff offers the following points:

- Foremost, the only difference between Options 2a and 2b is that Option 2a includes three more lots of residential/mixed use lands along the future alignment of James Snow Parkway between Fourth and Fifth Lines than Option 2b. Instead, Option 2b includes two blocks of residential/mixed use lands: one along Trafalgar Road south of Britannia Road and one south of Britannia Road between Fourth Line and a tributary of the Sixteen Mile Creek.
- The Preferred Growth Option, in the case of the Town of Halton Hills, adds the Hamlet of Stewarttown and a minor expansion of about 20 ha of that Hamlet to the new urban area of Georgetown.
- As for the Town of Milton, the Preferred Growth Option has two key features: (a) it merges Options 2a and 2b by including future development areas along both Trafalgar Road and the future James Snow Parkway; and (b) it incorporate the Education Village (consisting of half employment lands and half residential/mixed use lands) into the urban area of Milton. To balance the additional residential/mixed use and employment lands with these changes, two blocks of employment lands—one next to Highway 407 south of the CP rail line and one east of Trafalgar Road on the south side of the CP rail line have been removed and proposed for long term protection as strategic employment lands beyond 2031. Finally, the block of residential lands north of Derry Road between Sixteen Mile Creek and Eighth Line has been re-designated from residential/mixed use to employment lands. As staff pointed out in the June 16 memo to Council, this Growth Option chosen by the Town of Milton is in keeping with the Town's First Principles of Growth.

A copy of Milton staff report PD-061-09 is also attached to this memorandum, which provides full details on Milton's selection of the preferred Growth Option.

### Financial Implications of the Preferred Growth Option

Sustainable Halton Phase 3 work done to date looked generally at the financial implications of each of the three Growth Concepts: a) Milton Centred, b) Milton focus with 20,000 to Halton Hills, and c) Milton focus with 40,000 to Halton Hills; and concluded that Concept 2, Milton

focus with 20,000 to Halton Hills, is the preferred Concept. The preferred Growth Option evolved from Concept 2 and will not have additional financial implications. There will be a full fiscal impact analysis on the preferred Growth Option to be presented to Council in the Fall prior to the adoption of Regional Official Plan Amendment No. 38 planned for December, 2009.

A handwritten signature in black ink, appearing to read "M. Meneray". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Mark G. Meneray  
Commissioner of Legislative & Planning Services  
and Corporate Counsel