

4.3 The Refined Concepts

Building on the conclusions that came out of discussion and analysis of the initial nine concepts, a refined set of three concepts was developed to move the process forward and enable further evaluation.

The three refined concepts include:

1: Milton-Centred - in which all of the new mixed-use/residential development area is located in Milton;

2a and 2b: Milton-Georgetown (Low) - in which a population of approximately 20,000 people is allocated around Georgetown in two potential configurations, with the remaining mixed-use/residential lands in Milton; and;

3a and 3b: Milton-Georgetown (High) - in which a population of 40,000 people is accommodated in Georgetown, again in two potential configurations, with a smaller amount of remaining mixed-use/residential land in Milton.

Just as the initial nine concepts, each of the refined concepts shows approximately 3,000 hectares of new urban land, 2,400 hectares of which is mixed-use/residential land and the remaining 600 hectares are allocated to employment land.

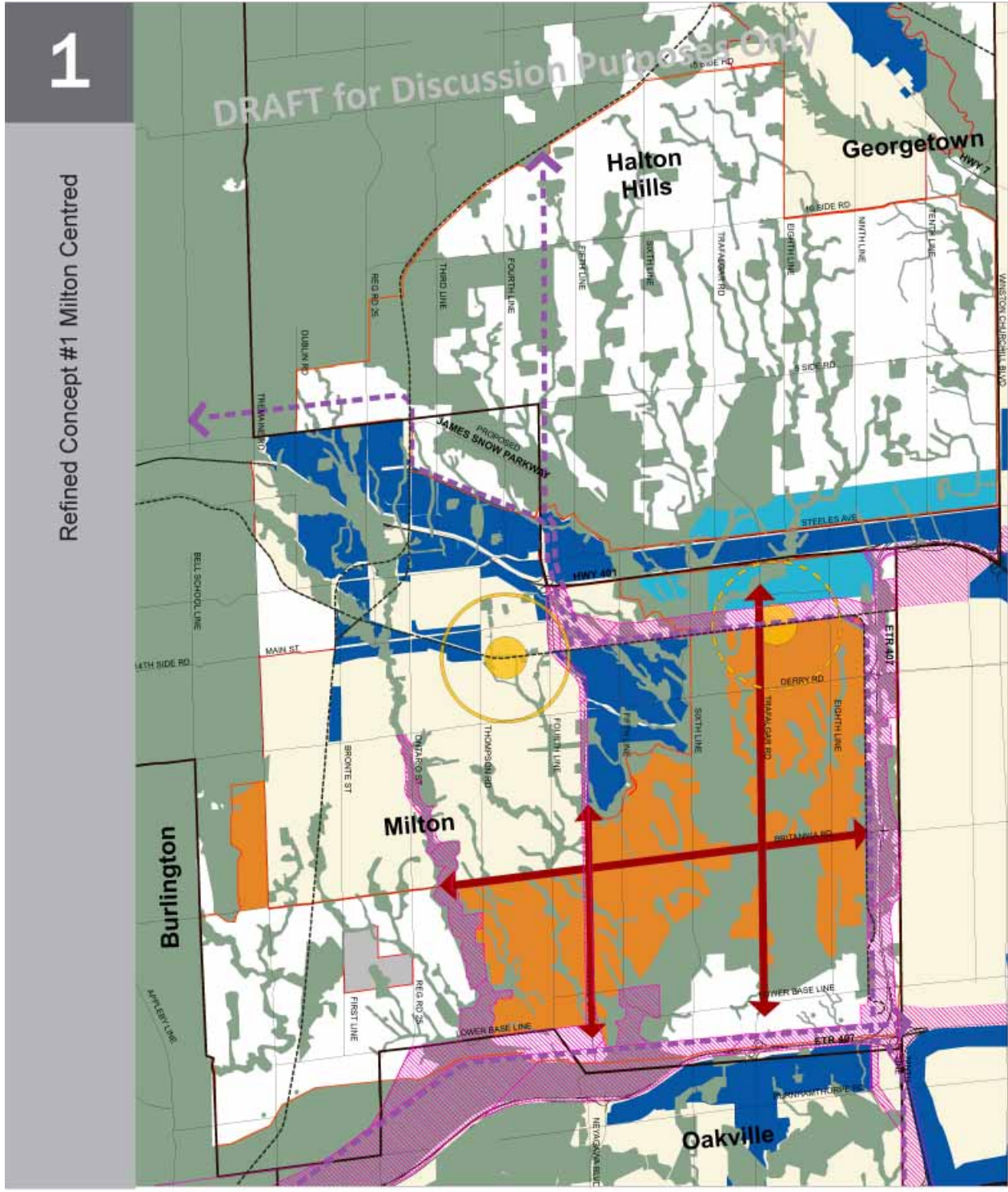
New employment lands illustrated along the Highway 401 corridor are the same in all concepts. The only variation in terms of employment lands is where Milton's Derry Green Corporate Business Park is relocated elsewhere in the municipality and replaced by mixed-use/residential lands.

Similarly, all of the refined concepts share two new mixed use/residential areas in Milton: the first, between the two branches of 16 Mile Creek in south Milton; the second, the proposed post-

secondary institutional lands (referred to as Milton Education Village) west of Tremaine Road and north of Britannia Road.

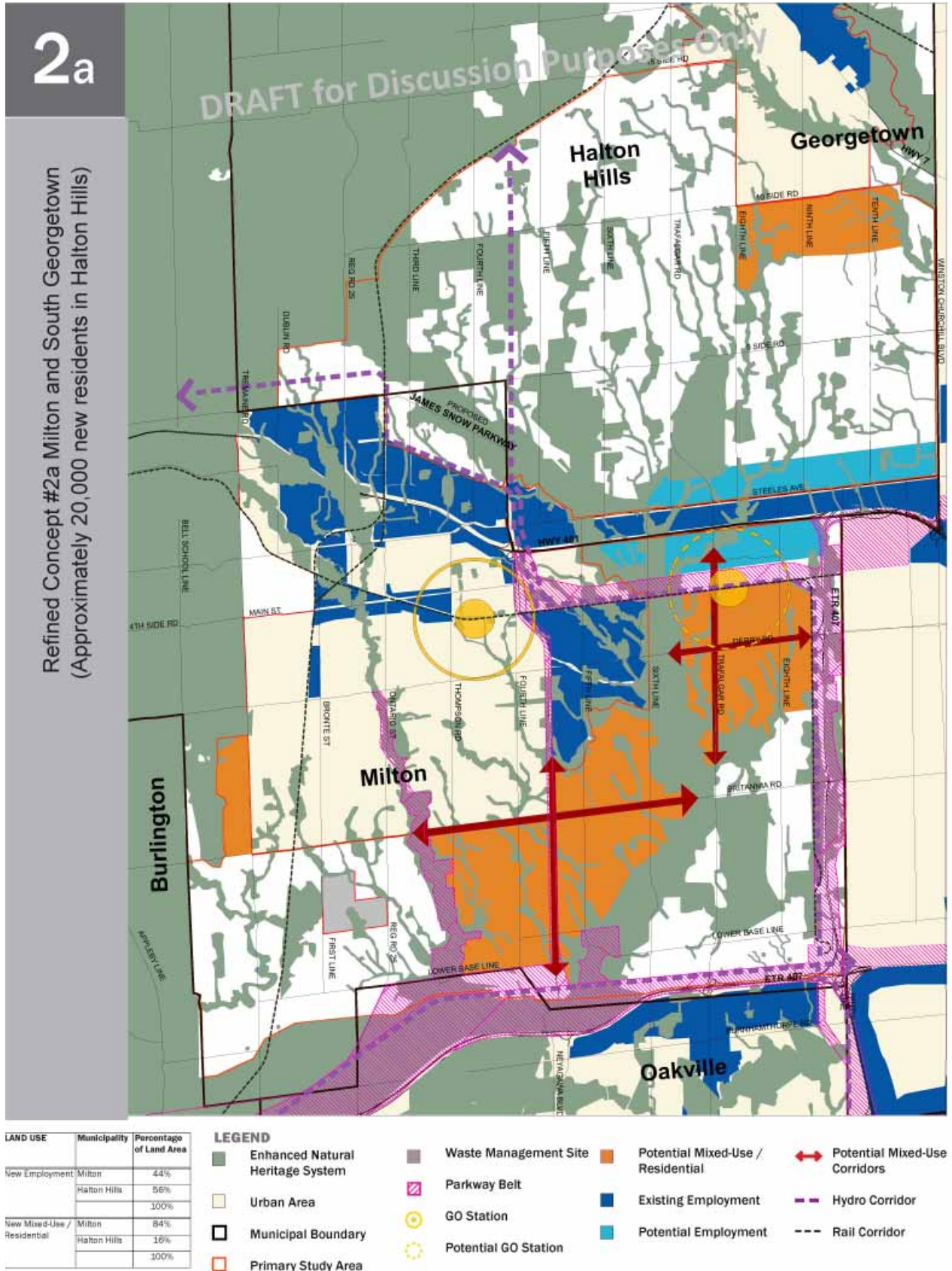
Finally, in Concepts 1 and 2 the lands south of the Milton Rail Corridor have been prioritized for new mixed-use/residential lands in Milton to provide additional support for a high intensity node around the proposed new GO station.

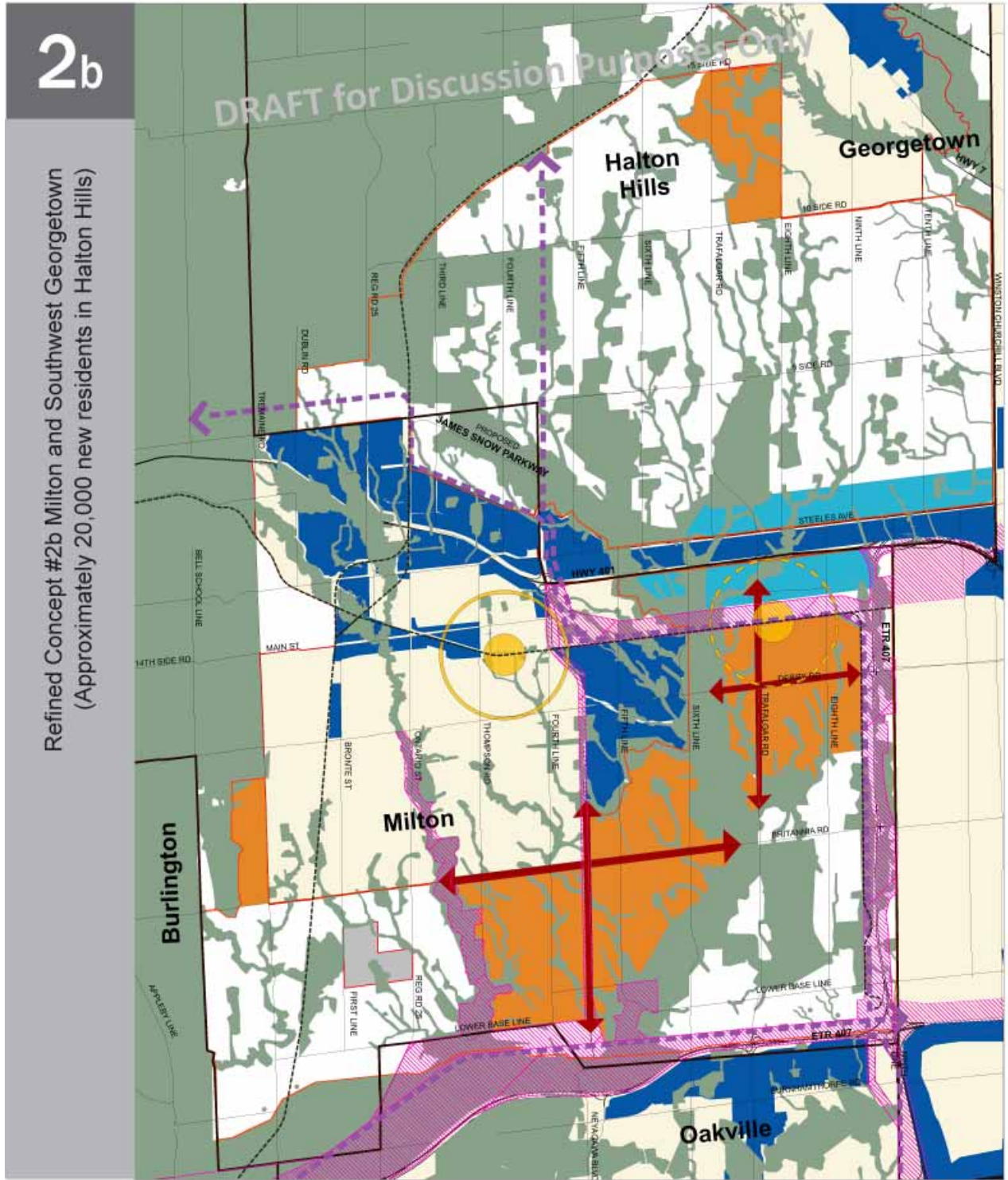
In summary, the refined concepts presented here share many structural elements and the variations reflect alternative approaches that will be reviewed and analyzed in more detail in the next phase of work.



LAND USE	Municipality	Percentage of Land Area
New Employment	Milton	44%
	Halton Hills	56%
New Mixed-Use / Residential	Milton	100%
	Halton Hills	0%
		100%

- LEGEND**
- Enhanced Natural Heritage System
 - Potential Mixed-Use / Residential
 - Potential Mixed-Use Corridors
 - Urban Area
 - Parkway Belt
 - Existing Employment
 - Municipal Boundary
 - GO Station
 - Potential Employment
 - Primary Study Area
 - Potential GO Station
 - Hydro Corridor
 - Rail Corridor





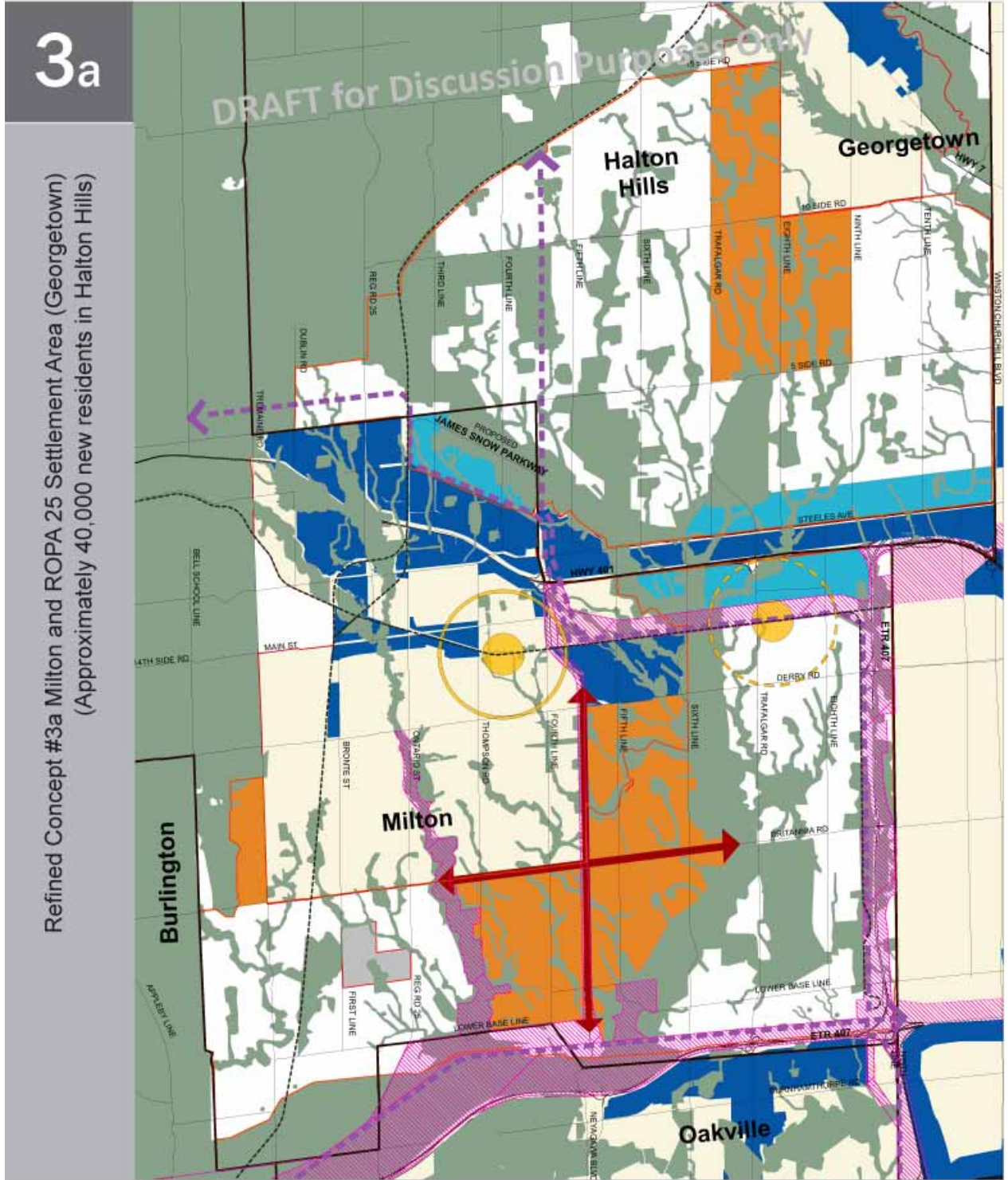
LAND USE	Municipality	Percentage of Land Area
New Employment	Milton	44%
	Halton Hills	56%
New Mixed-Use / Residential	Milton	85%
	Halton Hills	15%
		100%

- LEGEND**
- Enhanced Natural Heritage System
 - Urban Area
 - Municipal Boundary
 - Primary Study Area
 - Waste Management Site
 - Parkway Belt
 - GO Station
 - Potential GO Station
 - Existing Employment
 - Potential Employment
 - Potential Mixed-Use / Residential
 - Lower Base Line
 - Potential Employment
 - Potential Mixed-Use Corridors
 - Hydro Corridor
 - Rail Corridor

2b

Refined Concept #2b Milton and Southwest Georgetown
(Approximately 20,000 new residents in Halton Hills)

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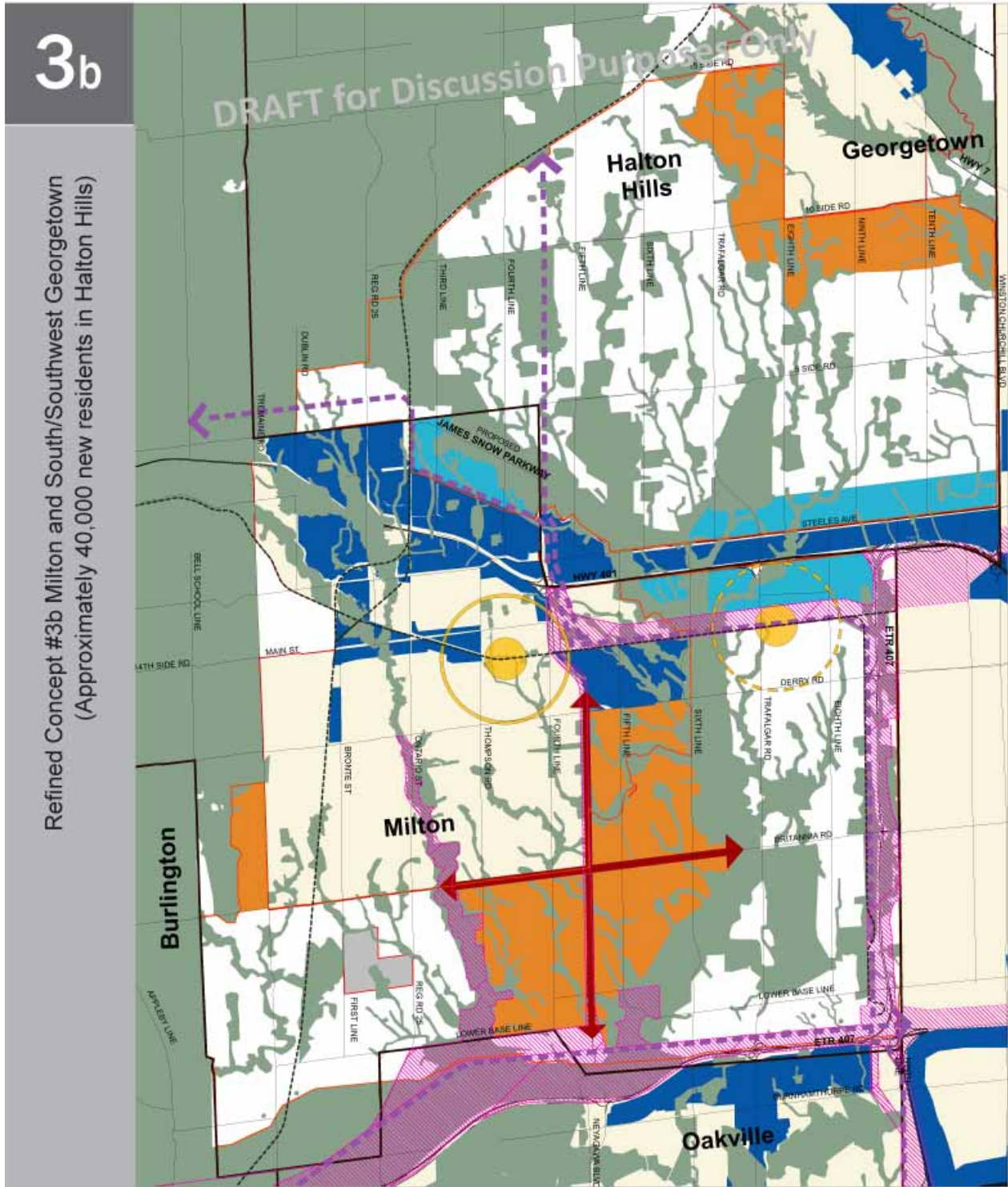


3a
 Refined Concept #3a Milton and ROPA 25 Settlement Area (Georgetown)
 (Approximately 40,000 new residents in Halton Hills)

LAND USE	Municipality	Percentage of Land Area
New Employment	Milton	44%
	Halton Hills	56%
		100%
New Mixed-Use / Residential	Milton	62%
	Halton Hills	38%
		100%

LEGEND

- Enhanced Natural Heritage System
- Potential Mixed-Use / Residential
- Existing Employment
- Potential Employment
- Urban Area
- Municipal Boundary
- Primary Study Area
- Waste Management Site
- Parkway Belt
- GO Station
- Potential GO Station
- Hydro Corridor
- Rail Corridor
- Potential Mixed-Use Corridors



3b
 Refined Concept #3b Milton and South/Southwest Georgetown
 (Approximately 40,000 new residents in Halton Hills)

LAND USE	Municipality	Percentage of Land Area
New Employment	Milton	44%
	Halton Hills	56%
New Mixed-Use/Residential	Milton	65%
	Halton Hills	35%
		100%

LEGEND

- Enhanced Natural Heritage System
- Urban Area
- Municipal Boundary
- Primary Study Area
- Waste Management Site
- Parkway Belt
- GO Station
- Potential GO Station
- Potential Mixed-Use / Residential
- Existing Employment
- Potential Employment
- Potential Mixed-Use Corridors
- Hydro Corridor
- Rail Corridor

5.0 Conclusion and Next Steps

As part of planning and managing anticipated growth in Halton, the idea testing process described in this working paper explored a number of potential approaches for locating new urban areas. It enabled exploration of ideas and facilitated discussion and debate around a critical element of the planning process – where should new urban growth go?

Developing and assessing the nine initial concepts moved the planning process forward by creating a framework for considering all possible options and ruling out those that do not warrant detailed analysis. The outcomes and conclusions of the idea testing exercise provided enough direction to reduce the nine initial concepts to a smaller set of refined concepts. The exercise also minimized the number of issues related to the location of new urban land that will require further analysis and discussion. The refined concepts represent a more detailed understanding of the opportunities and challenges ahead and provide a foundation for the next phase of work.

Through this exercise, a number of questions were raised about whether or not the new urban land requirement could be reduced through intensification and densification. Questions were also raised around what types of development are planned and how these relate to current market demand. The next step for the Sustainable Halton process is to further explore the questions of: How much new urban land does Halton need to meet its population targets? How will the land requirement be affected by more detailed density analysis? How are new development areas organized? What do they look and feel like?

Moving forward, the refined concepts will form the basis of more detailed assessment of the Region's land requirements and the character, form and density of new development areas. The work presented in this paper will be detailed and modified based on the results of ongoing intensification and density studies.