



Welcome!

**Regional Official Plan
Growth Concepts
Public Information Session**



We look forward to hearing from you!



Virtual PIC – Oakville May 13, 2021

Zoom Meeting Functions – Personal Computer

Personal Computer

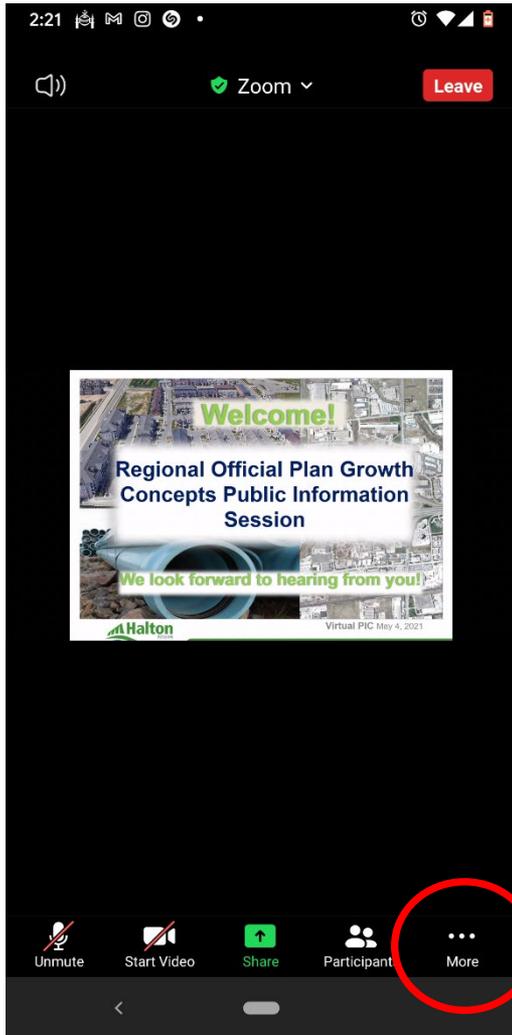
The screenshot shows a Zoom meeting in progress. The main window displays a presentation slide with the following text: "Welcome!", "Reg G Public", "Plan ts", "Session", and "We look forward to hearing from you!". The Halton Region logo is visible at the bottom left of the slide, and the text "Virtual PIC May 6, 2021" is at the bottom right. A chat window is open in the center, showing a direct message to "Question Mo...". The chat window has a "Type message here..." input field. A red arrow points from the "Chat" icon in the Zoom toolbar at the bottom to the chat window. The Zoom toolbar includes icons for Unmute, Start Video, Participants (3), Chat, Share Screen, Reactions, and Leave.

Click on the Chat icon

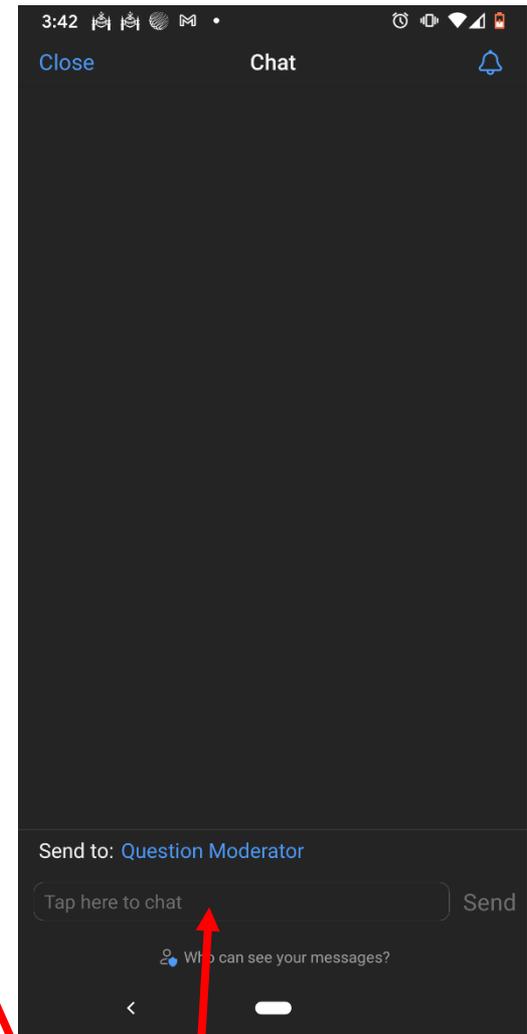
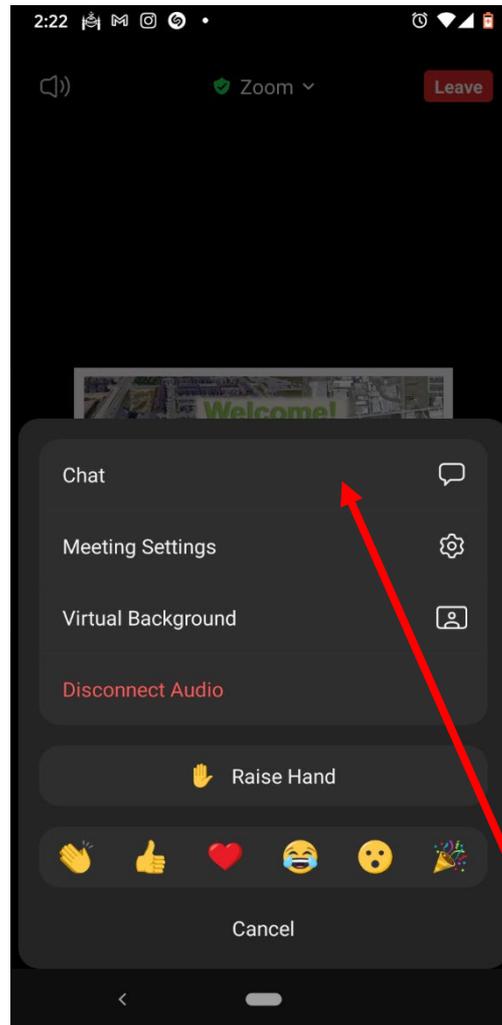
Write a question to the Question Moderator anytime to be answered during the Q&A Period



Zoom Meeting Functions – Smart Phone



Tap on More



Tap the Chat and write a question anytime to be answered during Q&A Period



Community Engagement

Virtual Public Information Centres (Start at 7pm):

- May 4 – Halton Hills (completed)
- May 6 – Milton (completed)
- May 11 – Burlington (completed)
- May 13 – Oakville
- May 17 – North Aldershot Planning Area
- June 29 – Region-Wide

Email: ropr@halton.ca

Telephone: 905-825-6000,
ext. 7772

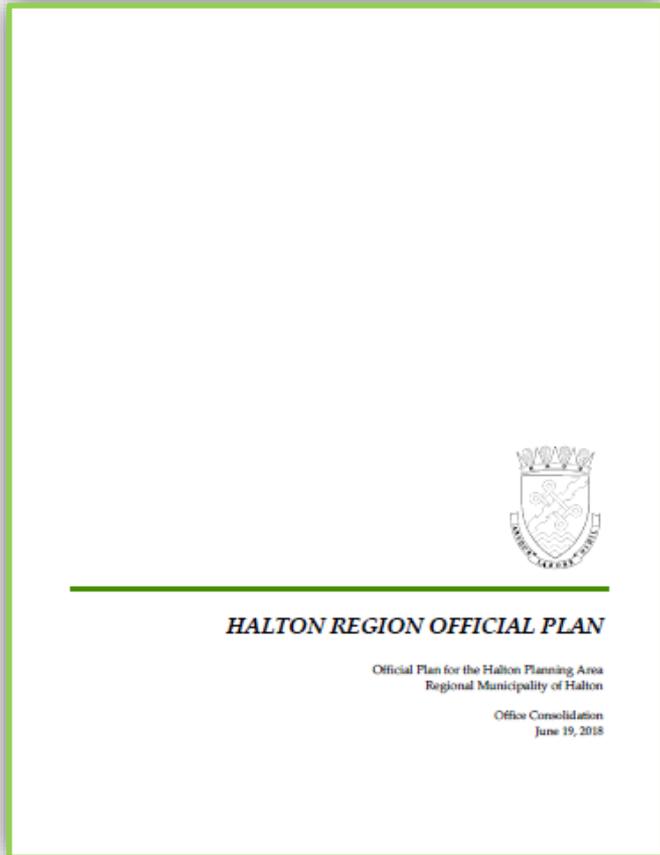
Website: www.halton.ca/ropr

- Download the Discussion Paper
- Complete the Questionnaire
- Talk to a Planner
- Use on-line ROPR Mapping Viewer



Participant Poll #1

What is the Regional Official Plan?



- Adopted by Council
- Long term Vision for Halton's physical form and community character
- Delivery of Regional services and responsibilities as set out in Planning Act, Municipal Act and other Provincial legislation

Why Review the Regional Official Plan?



- The public plays an important role in the land use planning process.
- Your input helps Council make better decisions that affect your future.



Integrated Growth Management Strategy Growth Concepts Discussion Paper



Halton Integrated Growth Management Strategy

Growth Concepts Discussion Paper



- The Growth Concepts Discussion Paper:
 - Provides an evaluation of four Growth Concepts, supported by technical analysis, including with respect to potential settlement area boundary expansion
 - Will be used to develop Preferred Growth Concept, as basis for a draft Regional Official Plan Amendment
 - Has a series of Technical Appendices addressing: development of Growth Concepts; technical assessment; settlement boundary expansion; evaluation.



Council Direction subsequent to Growth Concepts Discussion Paper – April 21 Council

- **New Concept 3B for the purposes of public consultation:**
 - Develop and add to the public consultation work an analysis that builds on Concept 3 and proposes to accommodate growth to 2051 based on no expansion at all of the existing Halton settlement area boundary

- **Greenhouse Gas Emissions Assessment:**
 - Provide an assessment of the relative impact on greenhouse gas emissions that would reasonably be expected to be associated with each of the Growth Concepts

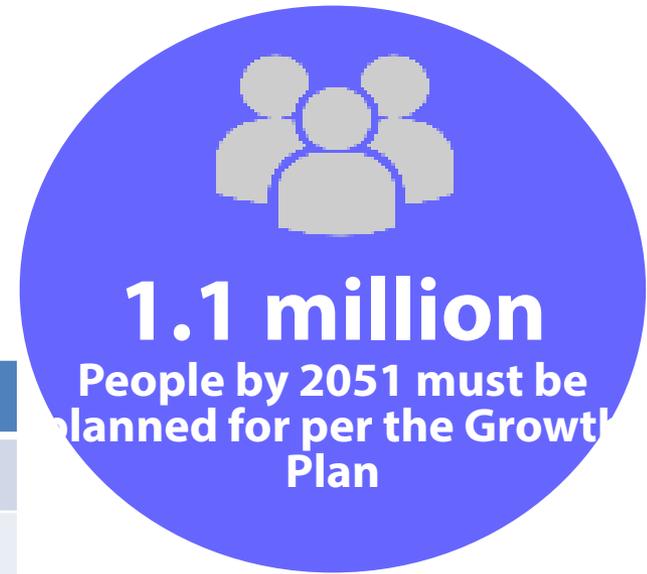
- **White Paper on COVID-19 Impacts on the Economy and Employment:**
 - Include Strategy Corp. analysis as part of the public consultation for the Integrated Growth Management Strategy

Growth Plan Forecast

	2021	2031	2051
Population	621,000	768,000*	1,100,000
Employment	281,000	350,000*	500,000

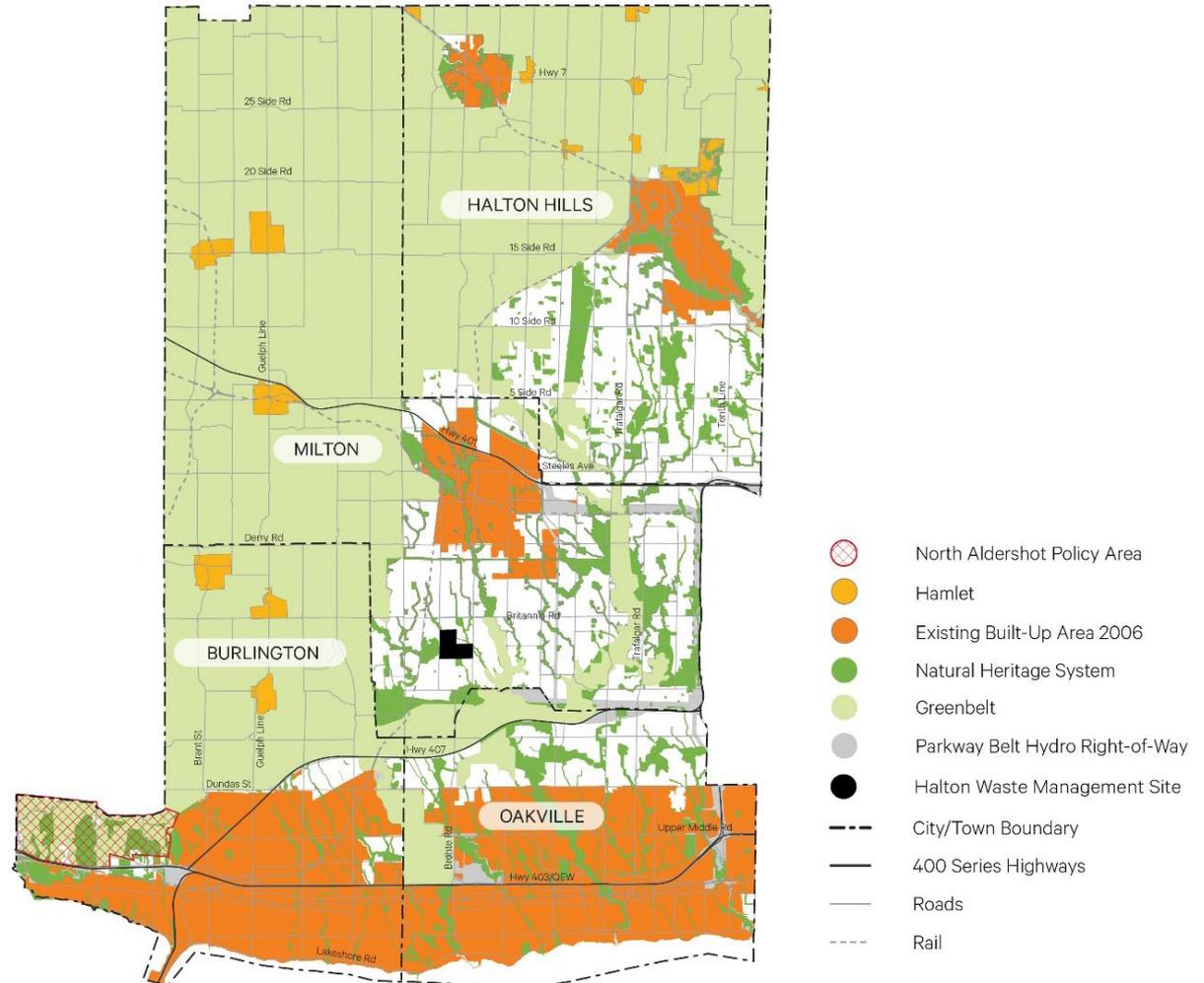
- 147,00 people and 69,000 jobs in next 10 years in current approved urban areas
- 334,000 people and 150,000 jobs between 2031 and 2051 which must be planned for now

* Current Regional Official Plan plans for 780,000 people and 390,000 based on last Official Plan Review



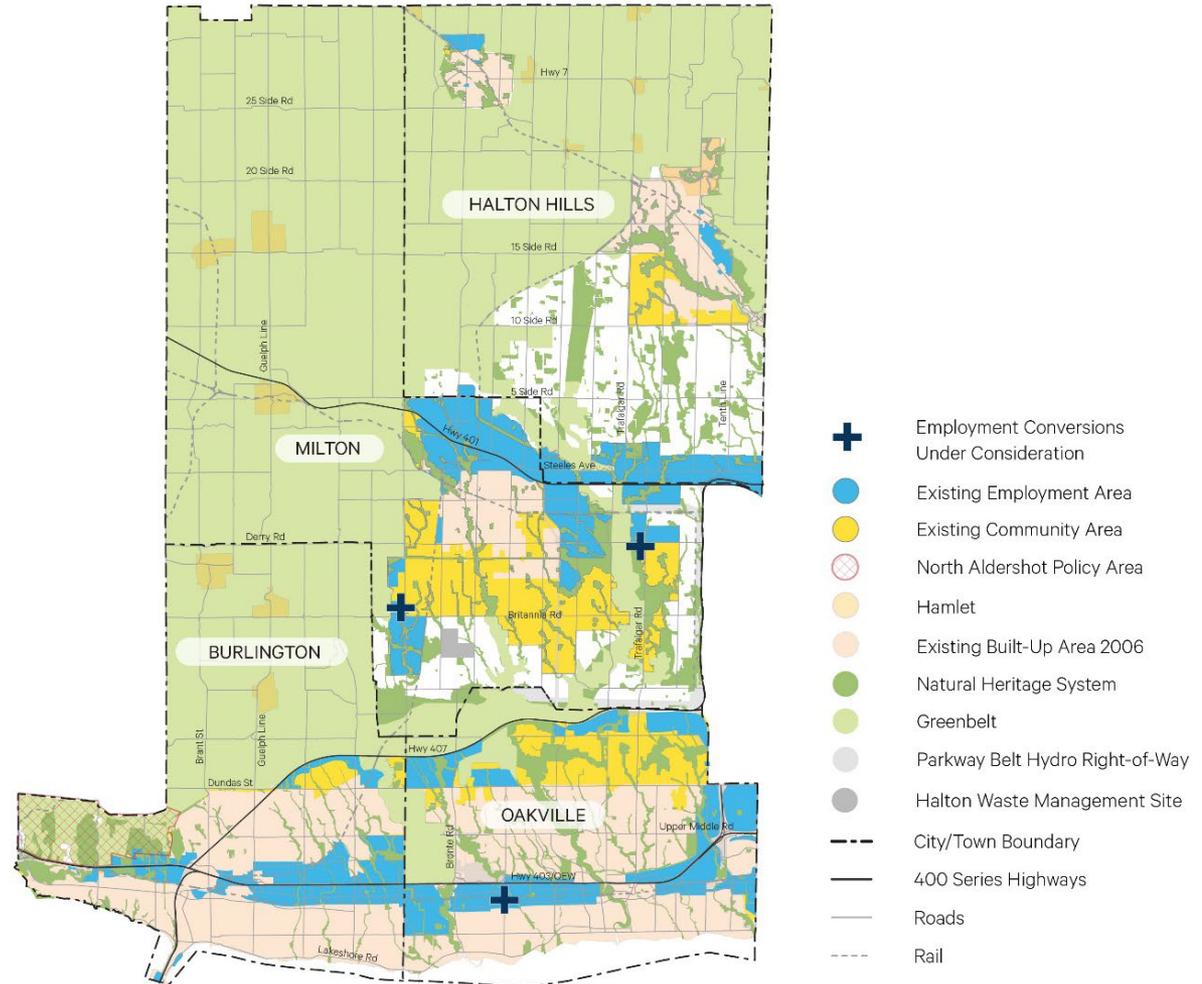
Regional Urban Structure

The Built-Up Area



Regional Urban Structure

Existing Employment and Community Areas

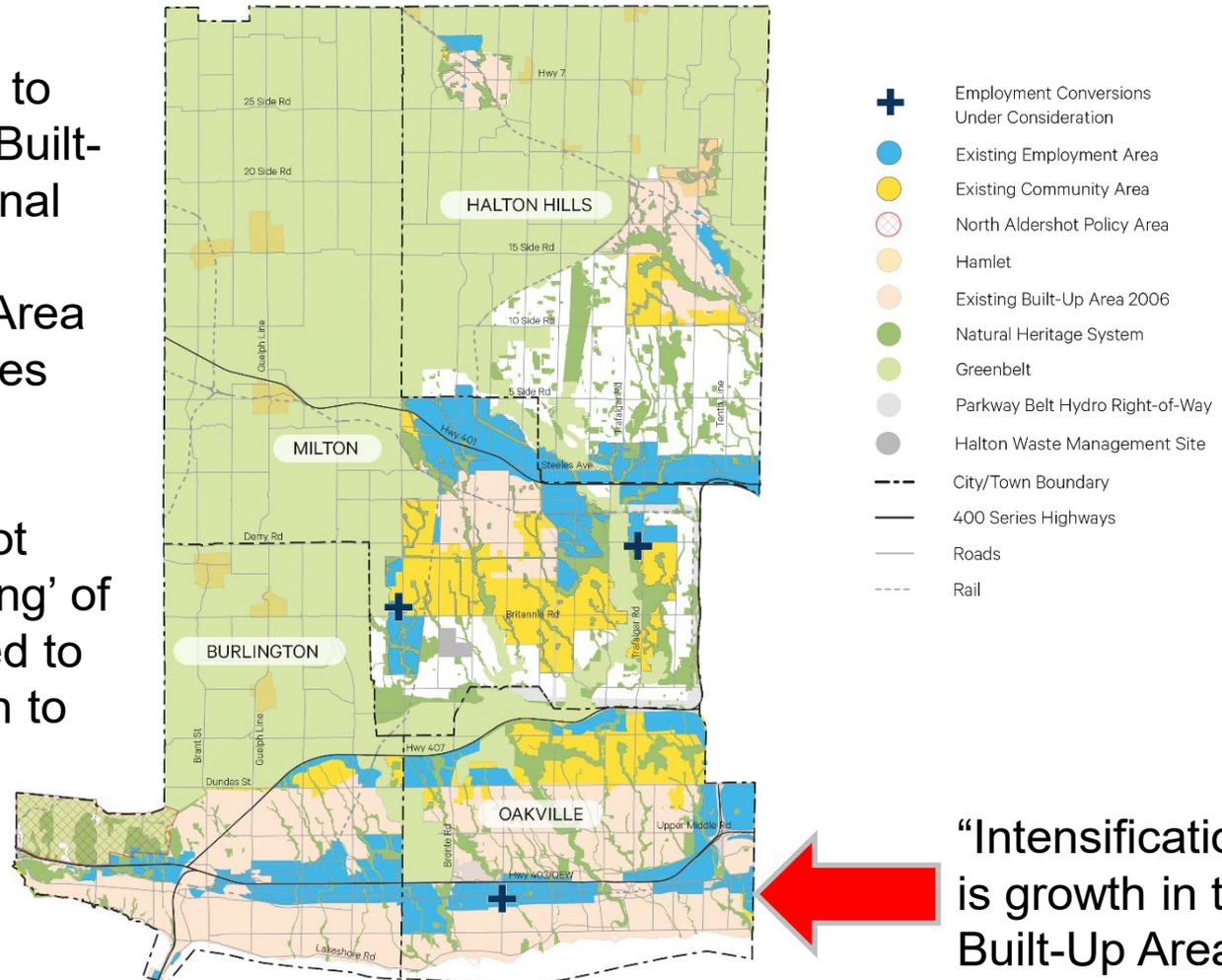


*Current preferred route, subject to change

Intensification vs Densification

“Densification” refers to intensification of the Built-Up Area, plus additional housing units in the existing Community Area in higher density nodes and corridors

Densification does not involve the ‘re-planning’ of areas already planned to accommodate growth to 2031



Regional Urban Structure

Urban Growth Centres



- Urban Growth Centres
- + Employment Conversions Under Consideration
- Existing Employment Area
- Existing Community Area
- North Aldershot Policy Area
- Hamlet
- Existing Built-Up Area 2006
- Natural Heritage System
- Greenbelt
- Parkway Belt Hydro Right-of-Way
- Halton Waste Management Site
- City/Town Boundary
- 400 Series Highways
- Roads
- Rail

**Current preferred route, subject to change*



Urban Growth Centre

Map 6a - Midtown Oakville GO UGC/MTSA



- Target proportion of 65% residents and 35% jobs
- Directs intensification growth to a GO Station area on a Provincial Priority Transit Corridor
- Supports proposed hierarchy of Strategic Growth Areas
- Leverages public infrastructure investment
- Must be planned to achieve a minimum of 200 residents/jobs per ha by 2031

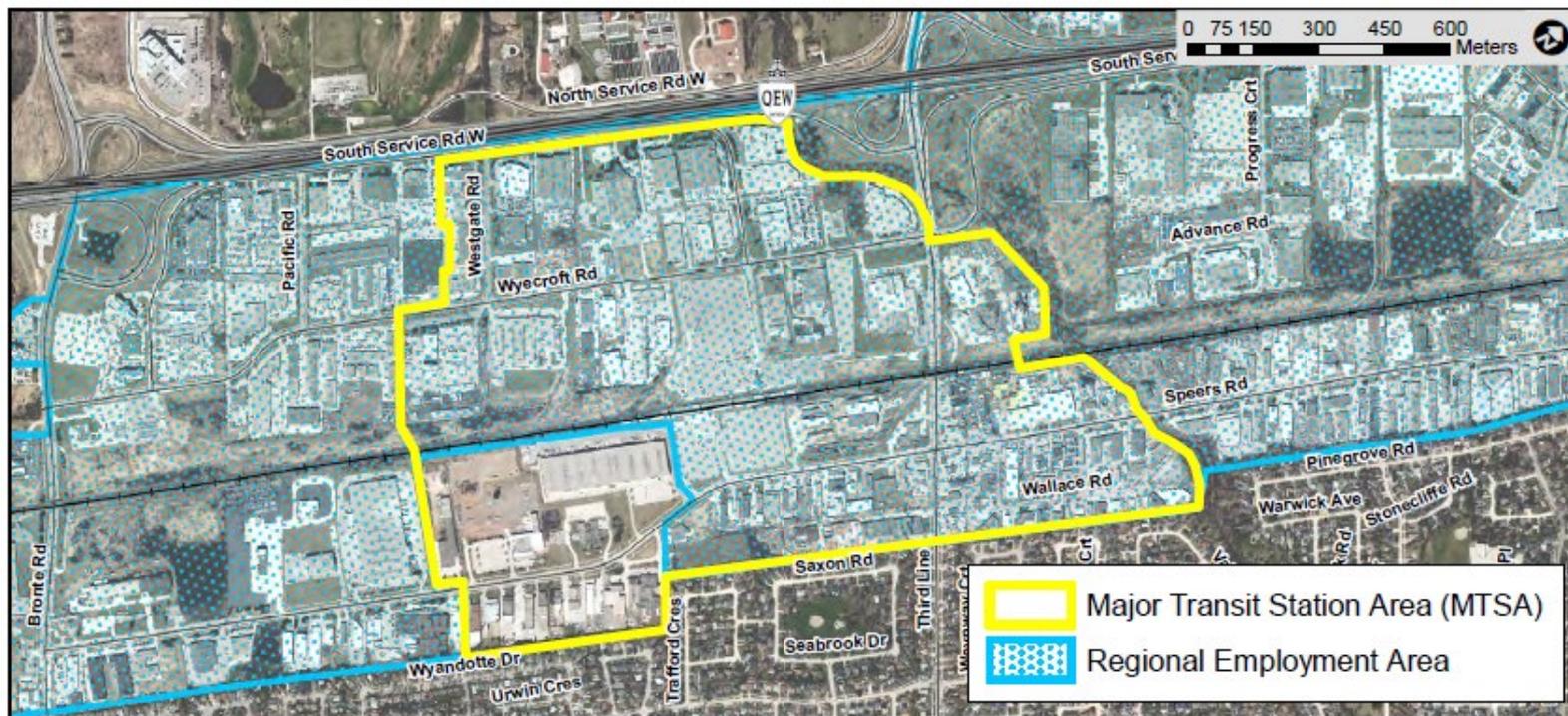
Regional Urban Structure

Major Transit Station Areas



Major Transit Station Areas

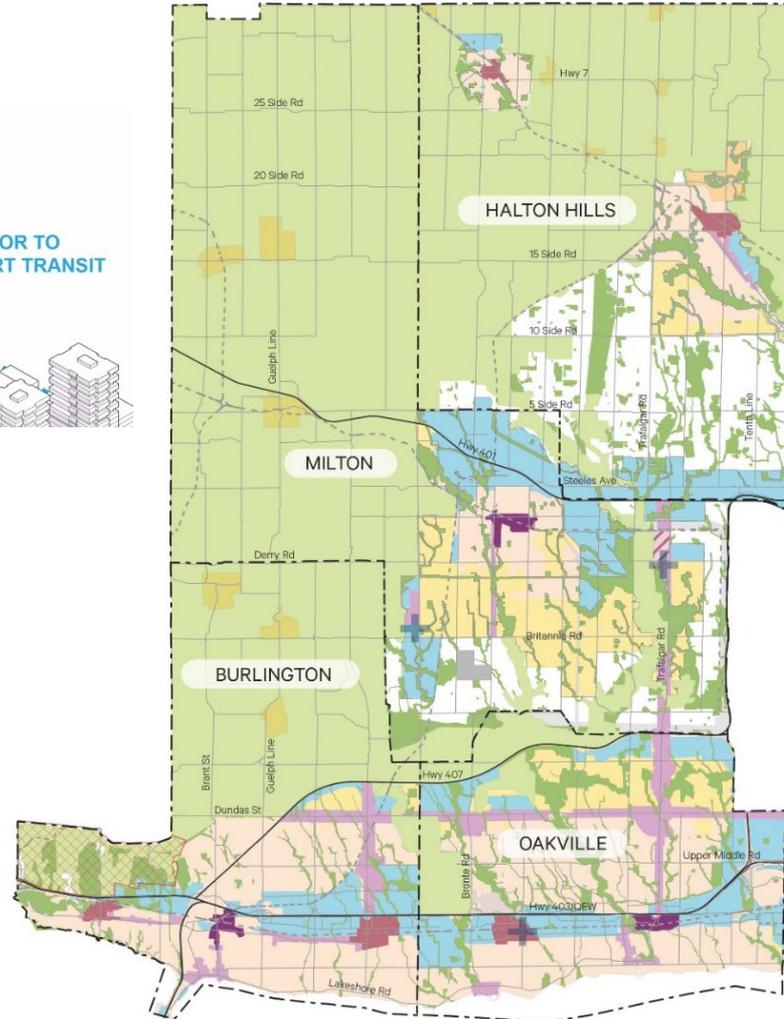
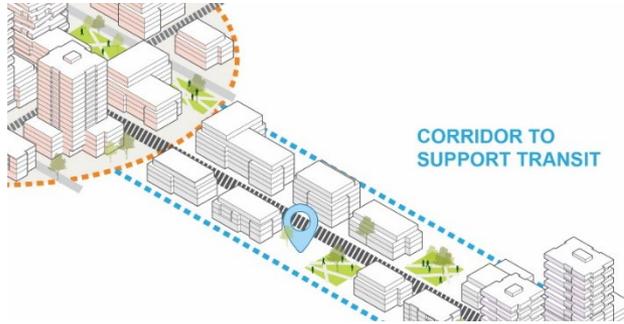
Map 6f - Bronte GO MTSA



- Proposed density target of 150 residents and jobs per hectare
- Target proportion of 40% residents and 60% jobs

Regional Urban Structure

Corridors



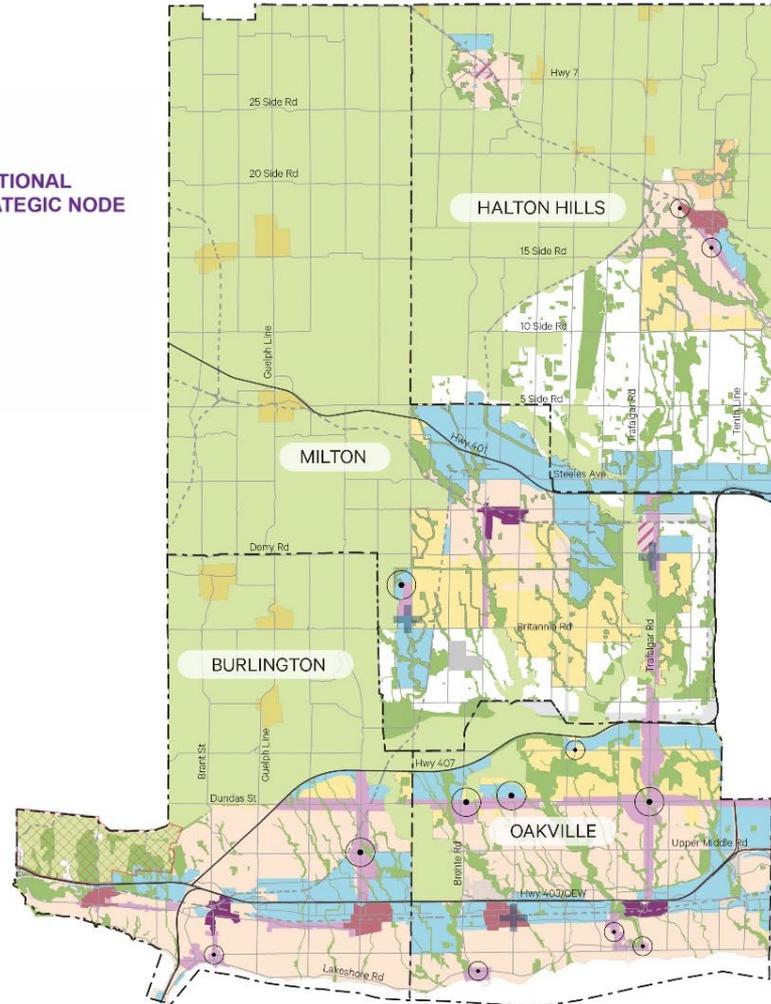
- Nodes and Corridors
- Proposed MTSA
- Existing MTSA*
- Urban Growth Centres
- Employment Conversions Under Consideration
- Existing Employment Area
- Existing Community Area
- North Aldershot Policy Area
- Hamlet
- Existing Built-Up Area 2006
- Natural Heritage System
- Greenbelt
- Parkway Belt Hydro Right-of-Way
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- Roads
- Rail

*Downtown Milton, Downtown Burlington and Midtown Oakville are both UGCs and MTSAs



Regional Urban Structure

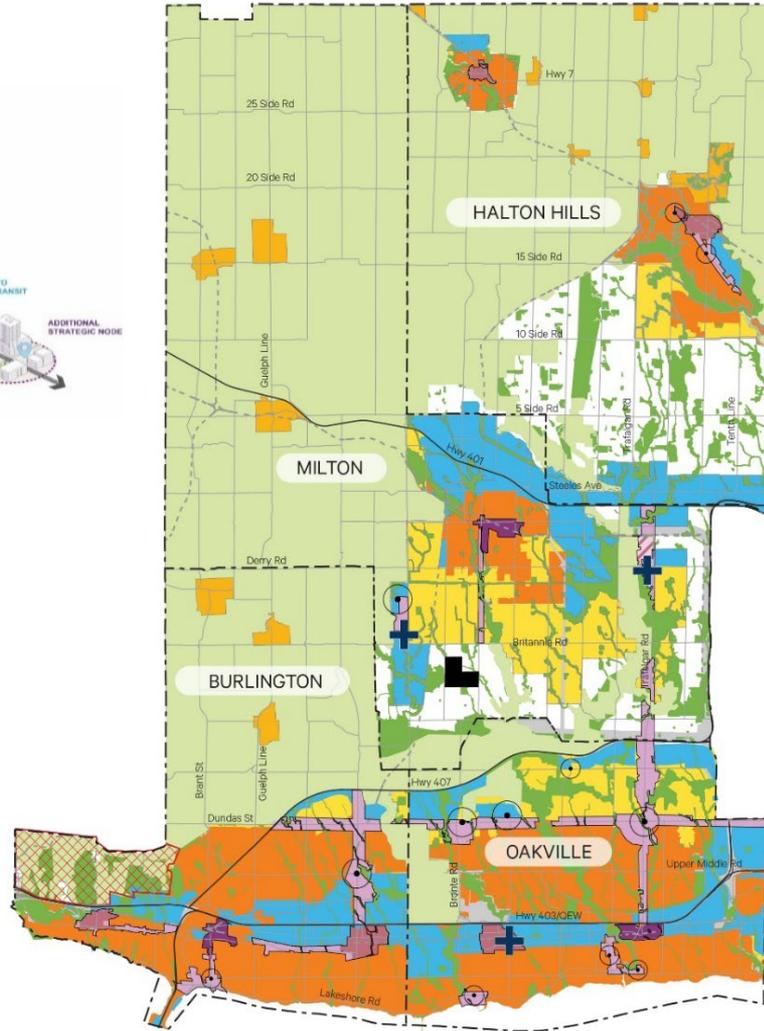
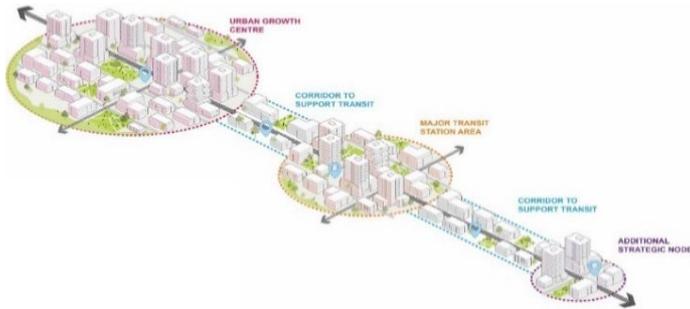
Regional Nodes



- Secondary Regional Nodes
- Primary Regional Nodes
- Nodes and Corridors
- ▨ Proposed MTSA
- Existing MTSA*
- Urban Growth Centres
- + Employment Conversions Under Consideration
- Existing Employment Area
- Existing Community Area
- ⊗ North Aldershot Policy Area
- Hamlet
- Existing Built-Up Area 2006
- Natural Heritage System
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- Parkway Belt Hydro Right-of-Way
- Halton Waste Management Site
- - - City/Town Boundary
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- Roads
- - - Rail

*Current preferred route, subject to change
 *Downtown Milton, Downtown Burlington and Midtown Oakville are both UGCs and MTSAs

Regional Urban Structure

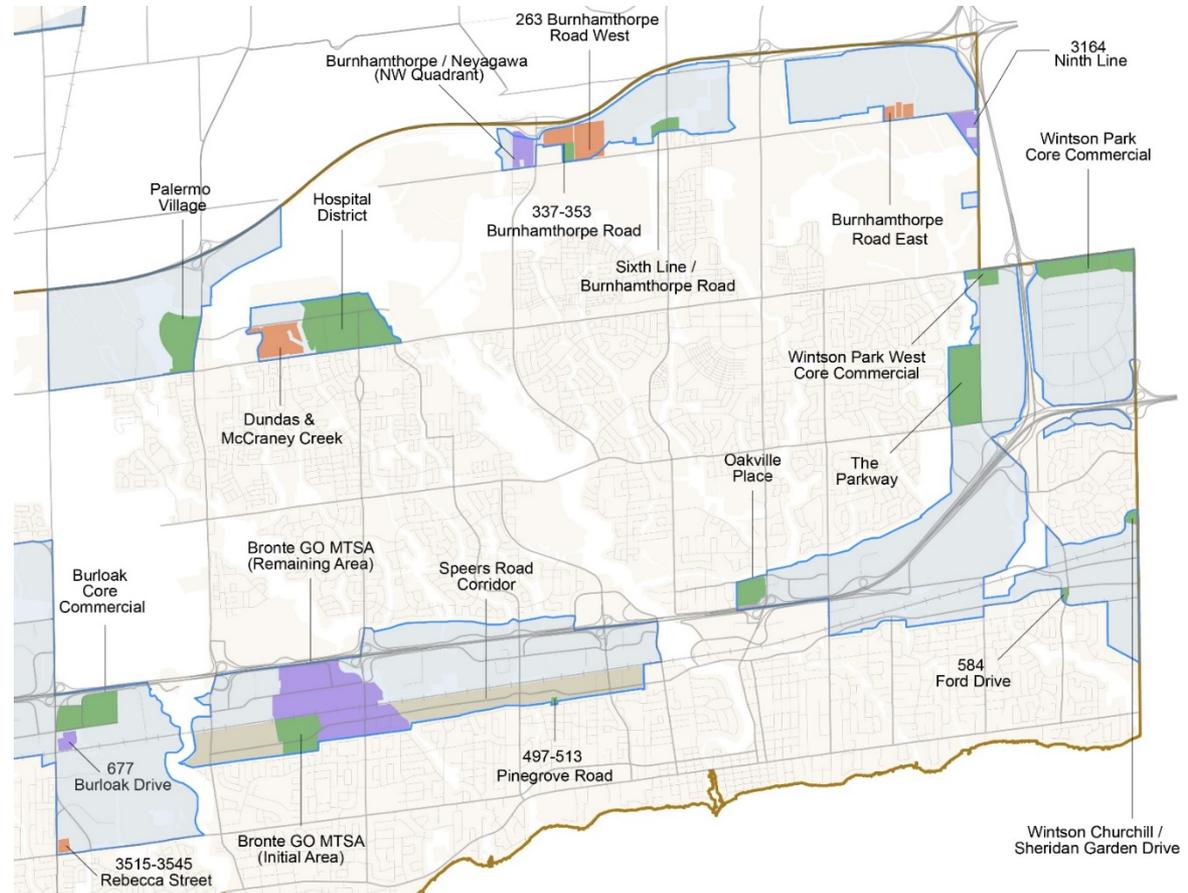


- Strategic Growth Areas
- ⊙ Secondary Regional Nodes
- ⊙ Primary Regional Nodes
- ⊙ Nodes and Corridors
- ▨ Proposed MTSA
- Existing MTSA*
- Urban Growth Centres
- + Employment Conversions Under Consideration
- Existing Employment Area
- Existing Community Area
- ▨ North Aldershot Policy Area
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- Roads
- - - Rail

*Downtown Milton, Downtown Burlington and Midtown Oakville are both UGCs and MTSA's

Employment Conversions – Summary of the Initial Assessment of Requests within the Town of Oakville

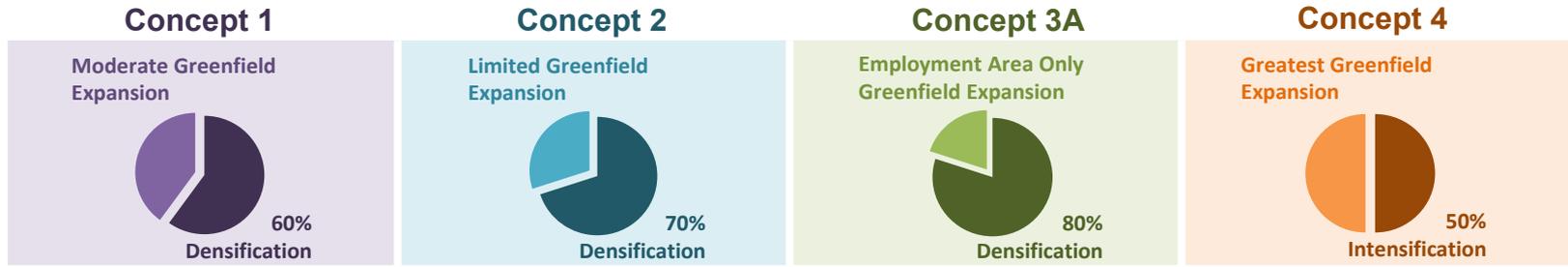
- In total, 22 conversion requests located in Oakville were submitted to the Region and assessed.
- An initial assessment of these requested determined if they were 'Supported', 'Not Supported', or if 'Further Analysis' was required.



Supported
Not Supported

Further Analysis

The Growth Concepts

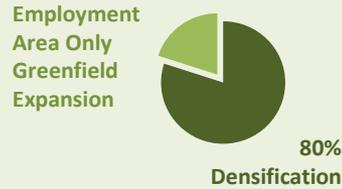


Similarities	<ul style="list-style-type: none"> At least 50% of all new units assigned to built within the Built-Up Area All new Community Designated Greenfield Area is planned for a density of 65 persons and jobs per hectare
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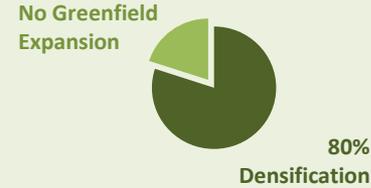
Differences	<ul style="list-style-type: none"> 50% densification to 2031, then 60% densification to 2051 Lower share of employment growth in Employment Areas relative to Concept 4 	<ul style="list-style-type: none"> 70% densification (2031 to 2051) Share of employment growth in Employment Areas midway between Concepts 1 and 3A One-half the amount of new Community Designated Greenfield Area of Concept 1 	<ul style="list-style-type: none"> About 80% densification (2031 to 2051) Build out of existing Community Designated Greenfield Area only Least share of employment growth in Employment Areas/More employment shifted to Major Office 	<ul style="list-style-type: none"> 50% intensification in Built-Up Area (2031 to 2051) Greatest share of employment growth in Employment Areas
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The Growth Concepts: Concept 3B

Concept 3A



Concept 3B

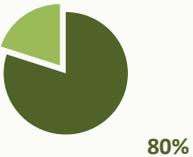
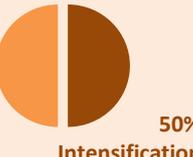


<p>Similarities</p>	<ul style="list-style-type: none"> At least 50% of all new units assigned to built within the Built-Up Area All new Community Designated Greenfield Area is planned for a density of 65 persons and jobs per hectare About 80% densification (2031 to 2051) Build out of existing Community Designated Greenfield Area only 	
<p>Differences</p>	<ul style="list-style-type: none"> Least share of employment growth in Employment Areas/More employment shifted to Major Office 	<ul style="list-style-type: none"> No new Community or new Employment Designated Greenfield Area expansion Employment growth must be accommodated in greater shift to Major Office and intensification of existing Employment Areas

Potential New Greenfield Areas by Concept

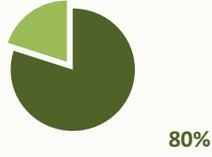
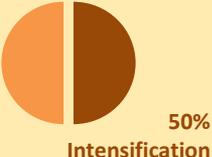
	Concept 1 Moderate Greenfield Expansion  60% Densification	Concept 2 Limited Greenfield Expansion  70% Densification	Concept 3A Employment Area Only Greenfield Expansion  80% Densification	Concept 3B No Greenfield Expansion  80% Densification	Concept 4 Greatest Greenfield Expansion  50% Intensification
New Community Area Designated Greenfield Area (ha)	1,460	730	0	0	2,080
Milton / Halton Hills split (%)	49% / 51%	55% / 45%	n/a	n/a	34% / 66%
New Employment Area Designated Greenfield Area (ha)	1,170	1,100	980	0	1,220
Milton / Halton Hills split (%)	42% / 58%	54% / 46%	54% / 46%	n/a	45% / 55%
Total Settlement Area Expansion (ha)	2,630	1,830	980	0	3,300

Oakville Population Growth and Share by Concept 2031 to 2051

2031 to 2051	Halton Hills Population Growth	Milton Population Growth	Oakville Population Growth	Burlington Population Growth	Halton Population Growth
Concept 1 Moderate Greenfield Expansion  <p>60% Densification</p>	20% 67,460	41% 136,750	24 % 78,230	15% 51,050	334,000
Concept 2 Limited Greenfield Expansion  <p>70% Densification</p>	15% 51,340	41% 137,080	27% 88,620	17% 56,400	334,000
Concept 3A Employment Area Only Greenfield Expansion  <p>80% Densification</p>	9% 27,900	40% 134,900	33% 109,500	18% 61,050	334,000
Concept 4 Greatest Greenfield Expansion  <p>50% Intensification</p>	28% 92,690	39% 130,930	19% 64,760	14% 45,190	334,000

* Value may not total 100% due to rounding

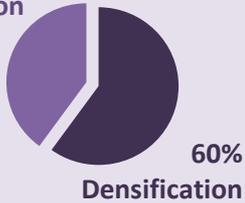
Oakville Employment Growth and Share by Concept 2031 to 2051

2031 to 2051	Halton Hills Employment Growth	Milton Employment Growth	Oakville Employment Growth	Burlington Employment Growth	Halton Employment Growth
Concept 1 Moderate Greenfield Expansion  <p>60% Densification</p>	26% 39,100	36% 53,800	26% 38,800	12% 18,400	150,000
Concept 2 Limited Greenfield Expansion  <p>70% Densification</p>	23% 35,100	35% 52,100	29% 42,700	14% 20,200	150,000
Concept 3A Employment Area Only Greenfield Expansion  <p>80% Densification</p>	20% 29,300	34% 50,800	32% 48,100	14% 21,700	150,000
Concept 4 Greatest Greenfield Expansion  <p>50% Intensification</p>	30% 45,100	36% 53,400	23% 35,100	11% 16,500	150,000

* Value may not total 100% due to rounding

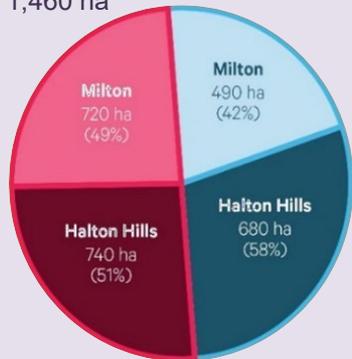
Concept 1: 60 % Densification/Moderate Greenfield Expansion

Moderate Greenfield Expansion

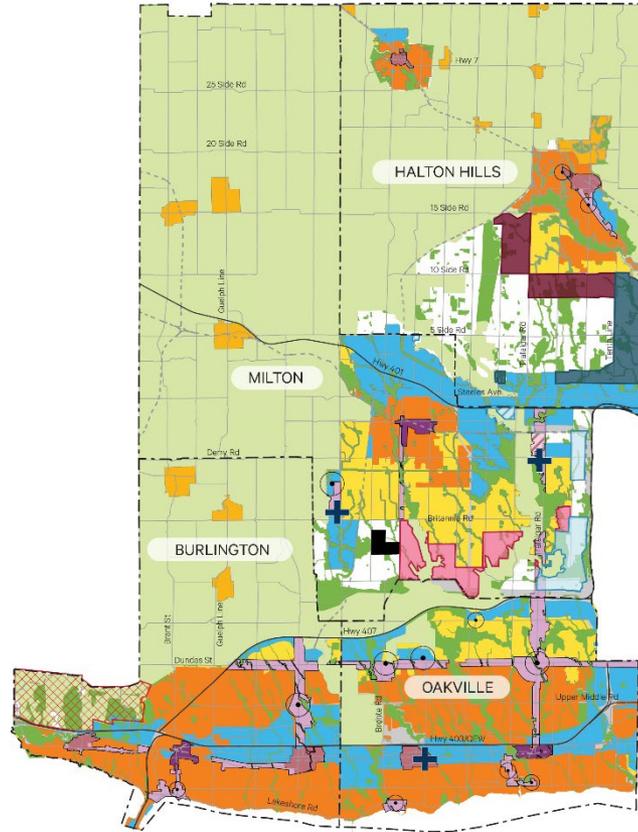


Total Land Area
2,630 ha

Community Area
1,460 ha



1,170 ha
Employment Area



Built-Up Area



Household Unit Growth

Total Household Units
174,000

Ground Related Units

78,000



Apartment Units
96,000

Location of Halton's Housing Growth, 2021 - 2051

Existing

Community Area

Potential New

Community Area

51%

29%

7%

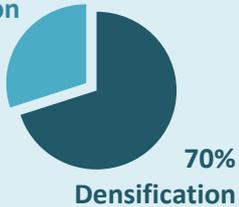
14%

Additional High Density Units in Existing
Community Area



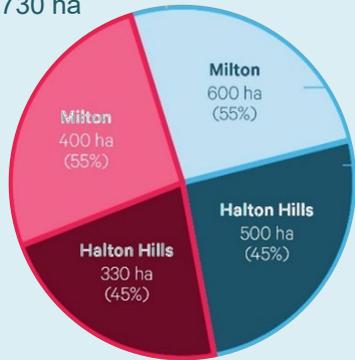
Concept 2: 70% Densification/Limited Greenfield Expansion

Limited Greenfield Expansion

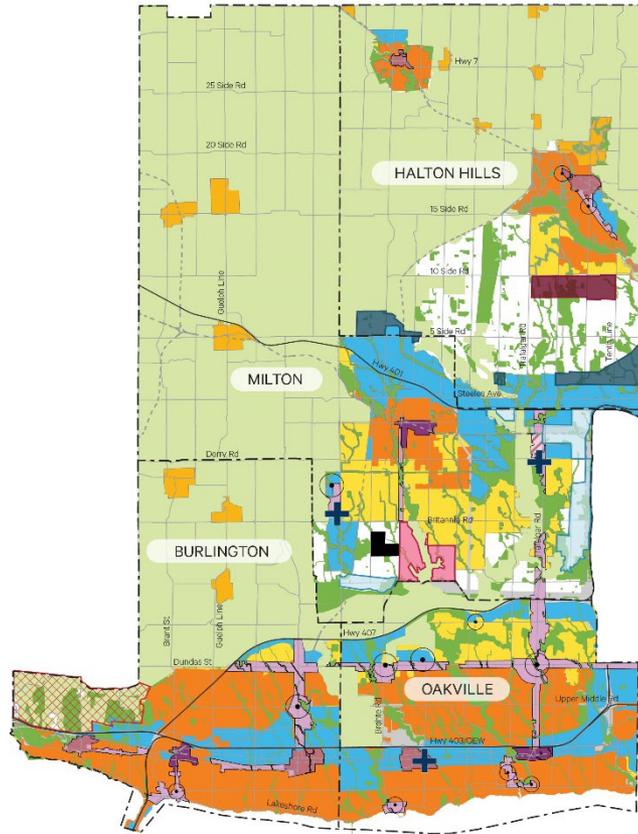


Total Land Area
1,830 ha

Community Area
730 ha



1,100 ha
Employment Area



Built-Up Area



Household Unit Growth

Total Household Units
174,000

Ground Related Units
68,000



Apartment Units
106,000

Location of Halton's Housing Growth, 2021 - 2051

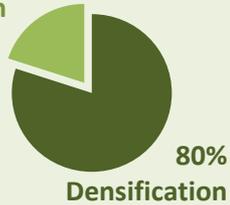
Existing Community Area Potential New Community Area

Additional High Density Units in Existing Community Area



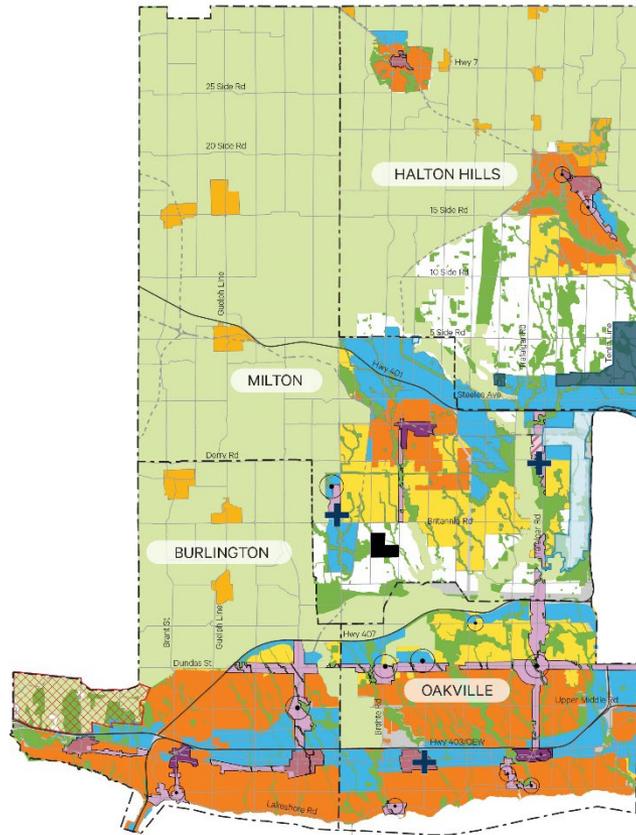
Concept 3A: 80% Densification/Employment Area Only Expansion

Employment Area Only Greenfield Expansion



Total Land Area
980 ha

Community Area
0 ha



Built-Up Area



Household Unit Growth

Total Household Units
174,000

Ground Related Units

56,000



Apartment Units
118,000

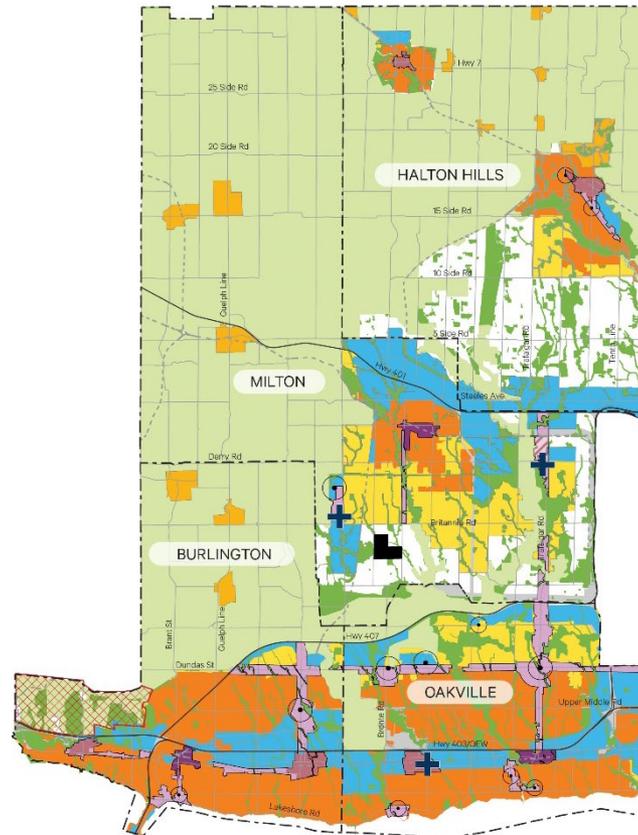
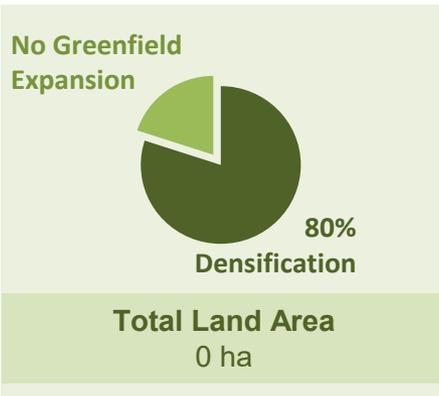
Location of Halton's Housing Growth, 2021 - 2051

Existing
Community Area

Additional High Density Units in Existing
Community Area

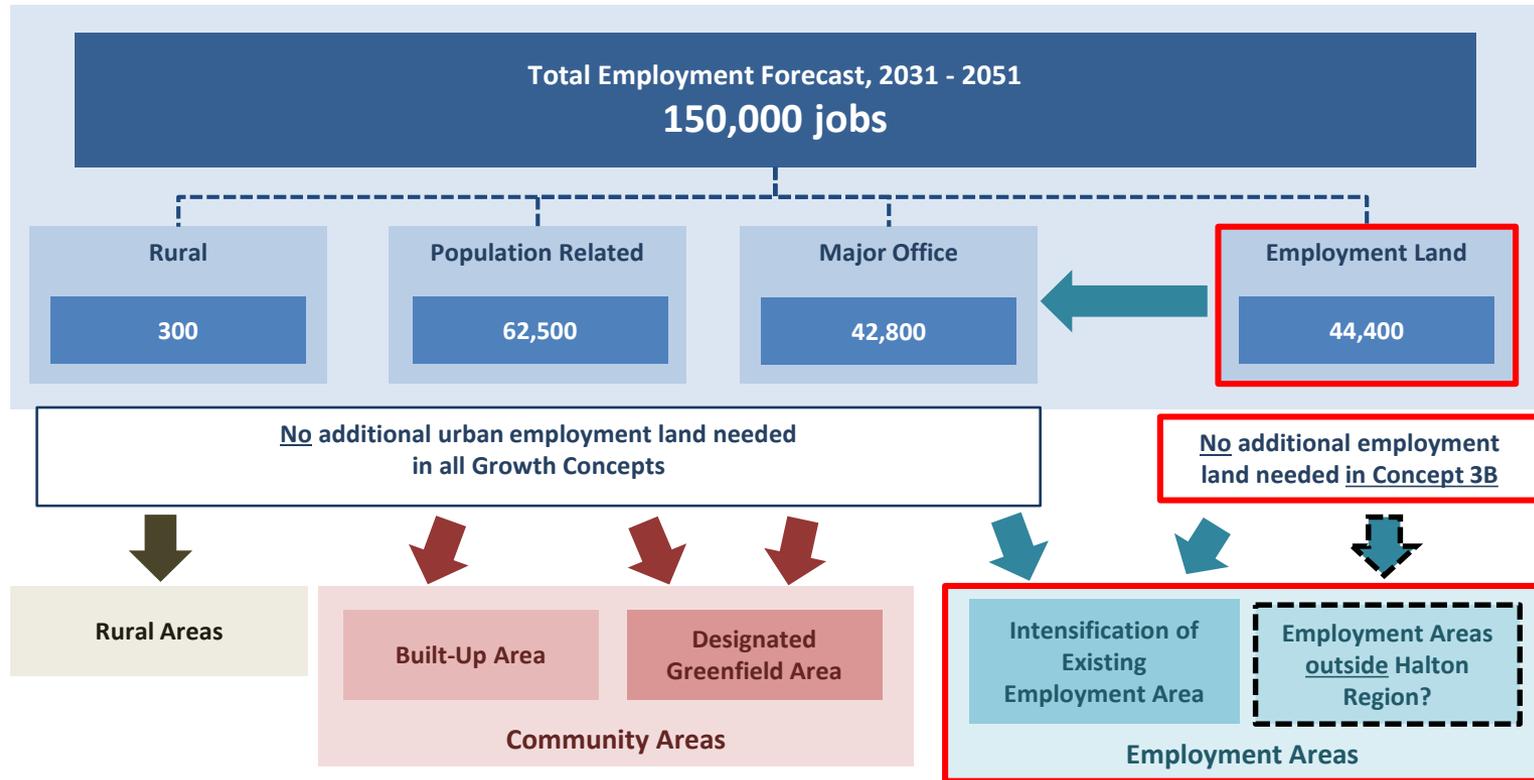


Concept 3B: 80% Densification/ No Greenfield Expansion



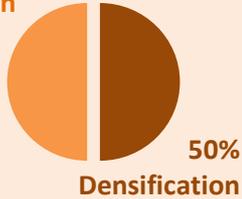
- Concept 3B proposes no greenfield expansion for population and employment growth
- Same household unit growth and location of housing growth as Concept 3A
- All forecasted employment growth would need to be accommodated by an unprecedented shift to Major Office Employment in Strategic Growth Areas, and/or unproven intensification of existing designated Employment Areas

Concept 3B: 80% Densification/ No Greenfield Expansion



Concept 4: 50% Intensification/Greatest Greenfield Expansion

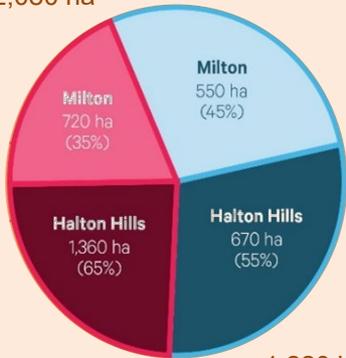
Greatest Greenfield Expansion



Total Land Area
3,300 ha

Community Area

2,080 ha



1,220 ha
Employment Area



Built-Up Area

50%

Household Unit Growth

Total Household Units
174,000

Ground Related Units

90,000



Apartment Units
84,000

Location of Halton's Housing Growth, 2021 - 2051

**Existing
Community Area**

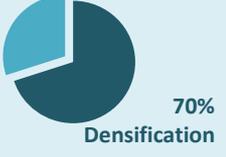
**Potential New
Community Area**



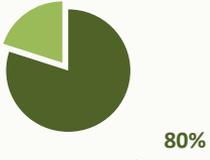
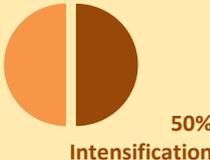
**Additional High Density Units in Existing
Community Area**



Oakville Housing Growth by Policy Area, 2021 to 2051

		Built-Up Area	Existing Designated Greenfield Area	Additional Apartments in Existing DGA	Total
Concept 1 Moderate Greenfield Expansion  <p>60% Densification</p>	32,460	12,800	4,840	50,100	
Concept 2 Limited Greenfield Expansion  <p>70% Densification</p>	33,680	12,760	6,920	53,360	
Concept 3A Employment Area Only Greenfield Expansion  <p>80% Densification</p>	34,740	12,920	12,350	60,010	
Concept 3B Employment Area No Greenfield Expansion  <p>80% Densification</p>	34,740	12,920	12,350	60,010	
Concept 4 Greatest Greenfield Expansion  <p>50% Intensification</p>	32,520	12,380	1,210	46,110	

Oakville Employment Growth by Employment Category 2031 to 2051

		Population Related/Rural Employment	Major Office Employment	Employment Land Employment	Total
Concept 1 Moderate Greenfield Expansion  <p>60% Densification</p>		12,900	16,300	9,600	38,880
Concept 2 Limited Greenfield Expansion  <p>70% Densification</p>		15,100	17,900	9,700	42,700
Concept 3A Employment Area Only Greenfield Expansion  <p>80% Densification</p>		19,300	19,400	9,400	48,100
Concept 3B Employment Area No Greenfield Expansion  <p>80% Densification</p>		19,300	19,400	9,400	48,100
Concept 4 Greatest Greenfield Expansion  <p>50% Intensification</p>		10,200	14,900	10,000	35,100

The Evaluation Framework



- Urban structure
- Employment land supply
- Healthy and complete communities



- Financial impact
- Efficient use of infrastructure



- Agricultural land base and system
- Natural heritage protection
- Climate change



- Travel by multiple means of transportation
- Transit-supportive development
- Moving goods to business, consumers, and industries
- Employment areas

Themes 1 & 4: Key Findings



- Urban structure
- Employment land supply
- Healthy and complete communities



- Multi-modal transportation
- Transit-supportive development
- Moving goods
- Employment areas



Urban Structure and Employment Land Supply

- Concepts 1, 2 and 3A embrace intensification and higher-density mixed-use development
- Concepts 1 and 4 better achieve a balanced unit mix, and better protect existing employment uses
- Concept 3A offers the least protection for existing designated employment areas
- Concept 3B does not perform as in providing an adequate supply of employment land to accommodate Employment Land Employment to 2051

Growing the Economy & Moving People and Goods

- All Concepts direct significant growth to nodes and corridors, and foster connectivity of future development and the Region's transportation network
- All Concepts provide opportunities to enhance connectivity of goods movement and location of Employment Areas
- Concepts that direct growth to Strategic Growth Areas best support transit and multi-modal infrastructure

Theme 2: Key Findings



- Financial impact
- Efficient use of infrastructure

Transportation

- No one Growth Concept is preferred from a Transportation perspective
- All Growth Concepts will use the existing capacity of the road network prior to the identification of any capacity expansion
- Concept 3A/3B and 4 exhibit potential for marginally higher transportation capital costs depending on the transportation solution

Water and Wastewater

- The location and configuration of growth has a direct impact on the capacity and size requirements of future Regional infrastructure
- Intensification has the potential to better utilize existing infrastructure
- Concepts 3A/3B exhibits potential for lower water/wastewater capital costs

Fiscal Impact Assessment

- There is some variation between Growth Concepts at the Regional level
- Concepts 1 and 4 would result in a slightly more favourable Regional financial impact, however, the tax revenue potential of high-density development may improve over time.
- Higher rates of intensification in Concepts 2 and 3A would likely result in changes to sizes and configuration of apartment units

Theme 3: Key Findings



- Agricultural land base and system
- Natural heritage protection
- Mineral Aggregates
- Climate Change

Agricultural land base and system

- Concepts 3A/3B retain the largest prime agricultural area contiguous to settlement areas and agricultural lands to support the agricultural system.
- Concepts 3A/3B best protect prime agricultural lands with the most productive and fertile soils

Natural Heritage Protection

- None of the Growth Concepts encroach on the Natural Heritage System
- Concepts 3A/3B best achieve additional metrics such as minimizing Natural Heritage System fragmentation

Mineral Aggregates

- Concepts 3A/3B best limits the proximity of incompatible uses to mineral aggregate areas, and retains the greatest area for mineral extraction

Climate Change

- All four Growth Concepts exhibit the same level of emissions measured as vehicle kilometres travelled and average speed
- Concept 3A would best achieve compact built-form as it has the greatest amount of growth located in Strategic Growth Areas serviced by transit

Climate Change – GHG Emissions Assessment

High-level comparative emissions estimates were completed by SSG

- The analysis was based on Halton Hills emissions data and scaled up for Halton Region – the results are considered high-level estimates and are not the result of rigorous modelling
- Expected emissions in 2051 were modelled for new buildings and transportation and were assessed on a per capita basis
- tCO₂e = tonnes carbon dioxide equivalent of greenhouse gas emissions
- GHGs like methane (primarily from burning natural gas) and nitrous oxide (primarily from burning gas and diesel) are converted to tCO₂e
- Analysis examined emissions intensity by dwelling type (ground-related vs. apartment), average emissions per employee, and emissions per vehicle based on location
- Comprehensive GHG modelling will be completed for the Preferred Growth Concept

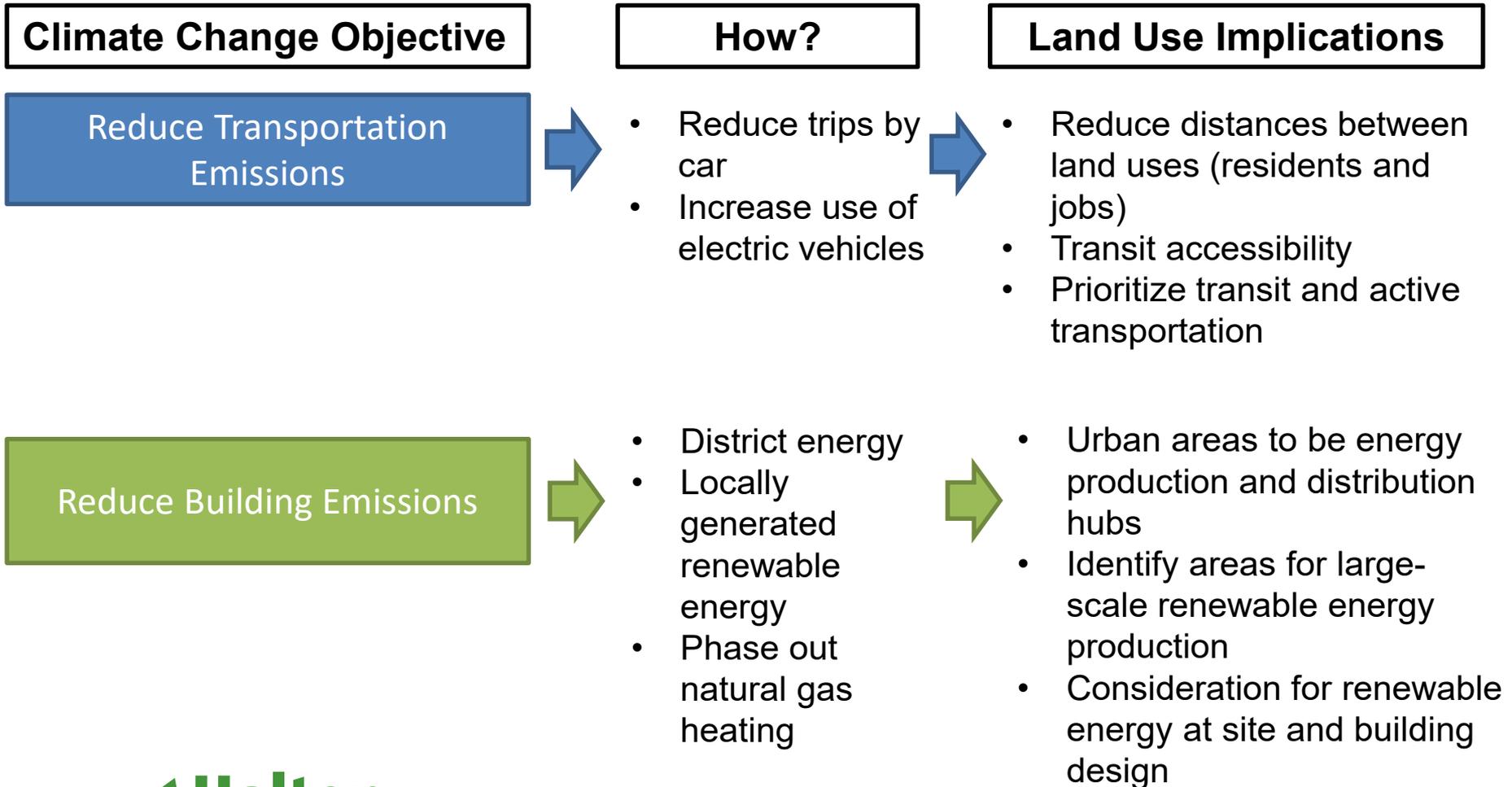
Results (tCo2e) by Emissions Total

Concepts, ranked lowest to highest emissions	New residential building emissions	New commercial building emissions	New PUV transportation emissions	New other transportation emissions	New industrial emissions	New waste emissions	New water emissions
Concept 3A	764,947	343,526	944,240	555,016	179,716	138,753	6,335
Concept 2	775,278	343,526	971,809	555,016	179,716	138,753	6,335
Concept 1	784,663	343,526	992,505	555,016	179,716	138,753	6,335
Concept 4	797,141	343,526	1,011,721	555,016	179,716	138,753	6,335

Concepts, ranked lowest to highest emissions	Total new emissions	Difference	Emissions per capita new population
Concept 3A	2,932,532	-	6.08
Concept 2	2,970,433	+1.3%	6.16
Concept 1	3,000,513	+2.3%	6.23
Concept 4	3,032,208	+3.3%	6.29

- Concepts 1, 2 and 4 were compared relative to Concept 3A
- Concept 3A has the least amount of emissions per capita, but generally the other concepts were within a 1-3% range
- Likely that Concept 3B would perform similar to Concept 3A, or potentially better

How Does Climate Change Relate to the Growth Concepts?



Participant Poll #2

Question Period



Breakout Room Discussion



Participant Poll #3

Participant Poll #4

Report Back



Next Steps

Integrated Growth Management Strategy & Growth Concepts

- Growth Concepts Discussion Paper has been released for consultation
- An extensive public engagement process is underway
- Draft Preferred Growth Concept to be developed based on feedback
- Final Preferred Growth Concept Report and conclusion of the IGMS anticipated Fall 2021

Regional Official Plan Amendment 48

- Regional Official Plan Amendment 48 Public Information Centre and statutory public meeting anticipated in June 2021
- Notifications will be sent to the public and agencies about Regional Official Plan Amendment 48 engagement opportunities

Community Engagement

Virtual Public Information Centres (Start at 7pm):

- May 4 – Halton Hills (completed)
- May 6 – Milton (completed)
- May 11 – Burlington (completed)
- May 13 – Oakville
- May 17 – North Aldershot Planning Area
- June 29 – Region-Wide

Email: ropr@halton.ca

Telephone: 905-825-6000,
ext. 7772

Website: www.halton.ca/ropr

- Download the Discussion Paper
- Complete the Questionnaire
- Talk to a Planner
- Use on-line ROPR Mapping Viewer



We Want to Hear from You!

Website

www.halton.ca/ropr

Email

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Telephone

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[BOOK APPOINTMENT](#)

Welcome!

Appointment scheduling for Talk to a Planner about the Growth Concepts.

Privacy Disclaimer

The personal information you are providing is used to schedule an appointment with a Halton Region's Planning Services division to discuss your Regional planning initiatives.

You will receive a confirmation email with the details of your appointment.

Personal information is collected and maintained by AppointmentPlus, a third-party vendor in the United States, committed to ensuring the privacy and security of your information. You are encouraged to read the [AppointmentPlus Privacy Policy](#), before registering for your appointment. If you have any questions about the collection of your personal health information, please call 311 and ask to speak with the Manager of Planning Services or send an email to accesshalton@halton.ca.

[Get Started](#)

