



Welcome !

**Growth Concepts
Public Information
Centre**

**We look forward to
hearing from you!**

Region-Wide PIC – June 29, 2021

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 (completed)
- May 17 – North Aldershot Planning Area (completed)
- June 29 – Region-Wide

Email: ropr@halton.ca

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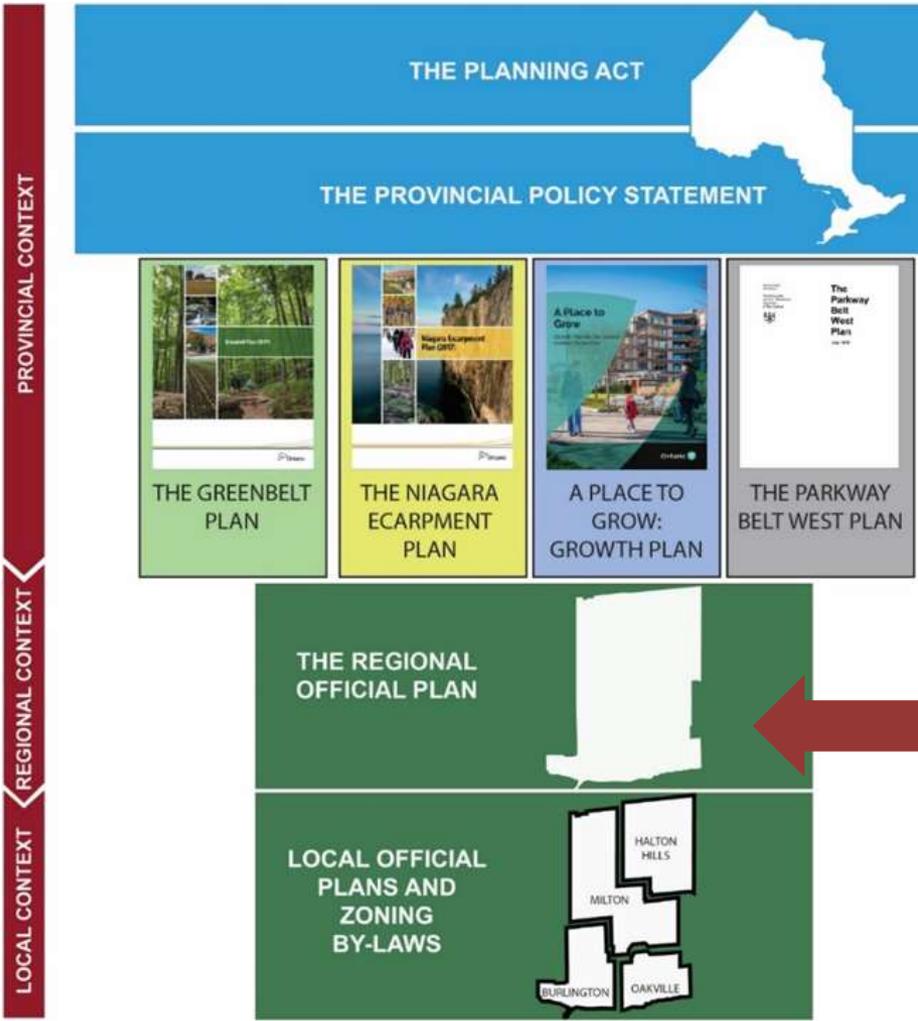
- Download the Discussion Paper
- Complete the Questionnaire
- Talk to a Planner
- Use on-line ROPR Mapping Viewer



Participant Poll #1

Participant Poll # 2

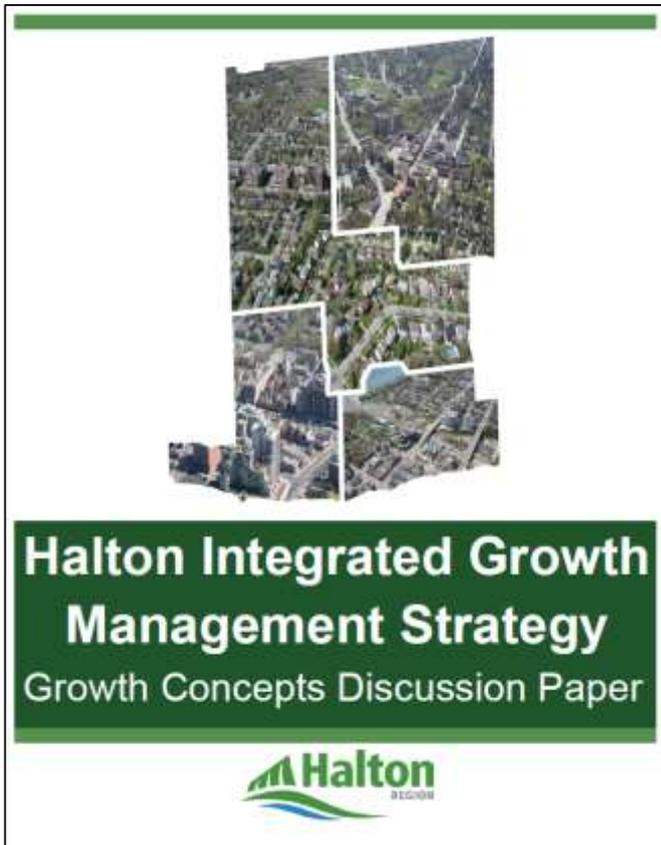
What is and Why Review the Regional Official Plan?



- Long term Vision for Halton's physical form and community character.
- 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



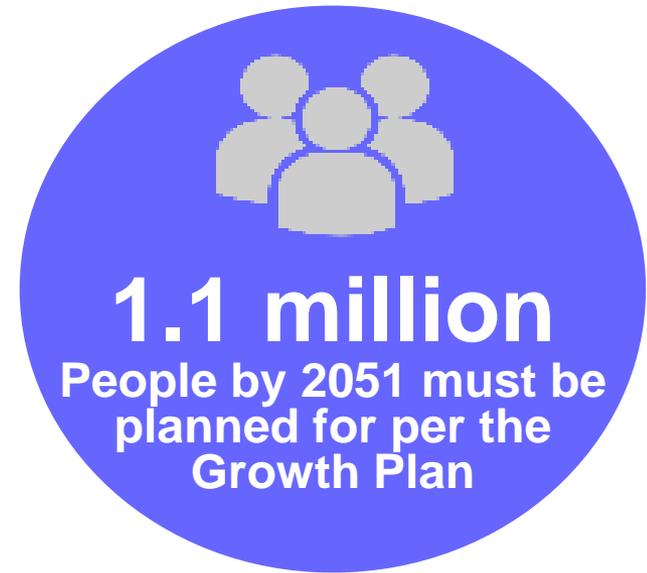
- The Growth Concepts Discussion Paper:
 - Provides an evaluation of four Growth Concepts, supported by technical analysis, including with respect to potential settlement area boundary expansion
 - Will be used to develop Preferred Growth Concept, as basis for a draft Regional Official Plan Amendment
 - New concept 3B added for the purposes of public consultation

Growth Plan Forecast

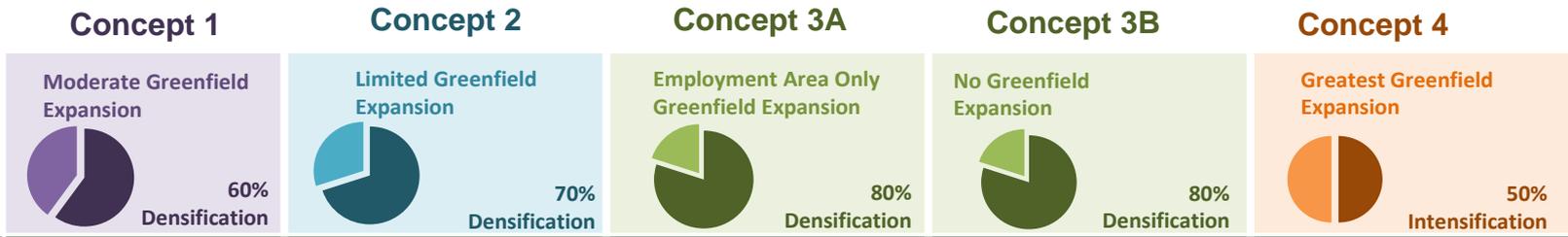
	2021	2031	2051
Population	621,000	768,000*	1,100,000
Employment	281,000	350,000*	500,000

- 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



The Growth Concepts



Similarities

- 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

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"> About 80% densification (2031 to 2051) Build out of existing Community Designated Greenfield Area only No new Community or new Employment Designated Greenfield Area expansion Employment growth must be accommodated in greater shift to Major Office and and intensification of existing Employment Areas | <ul style="list-style-type: none"> 50% intensification in Built-Up Area (2031 to 2051) Greatest share of employment growth in Employment Areas |
|---|---|---|--|--|

Where Can The Growth Go?

 Built-Up Area

Designated Greenfield Area

 Employment Area

 Community Area

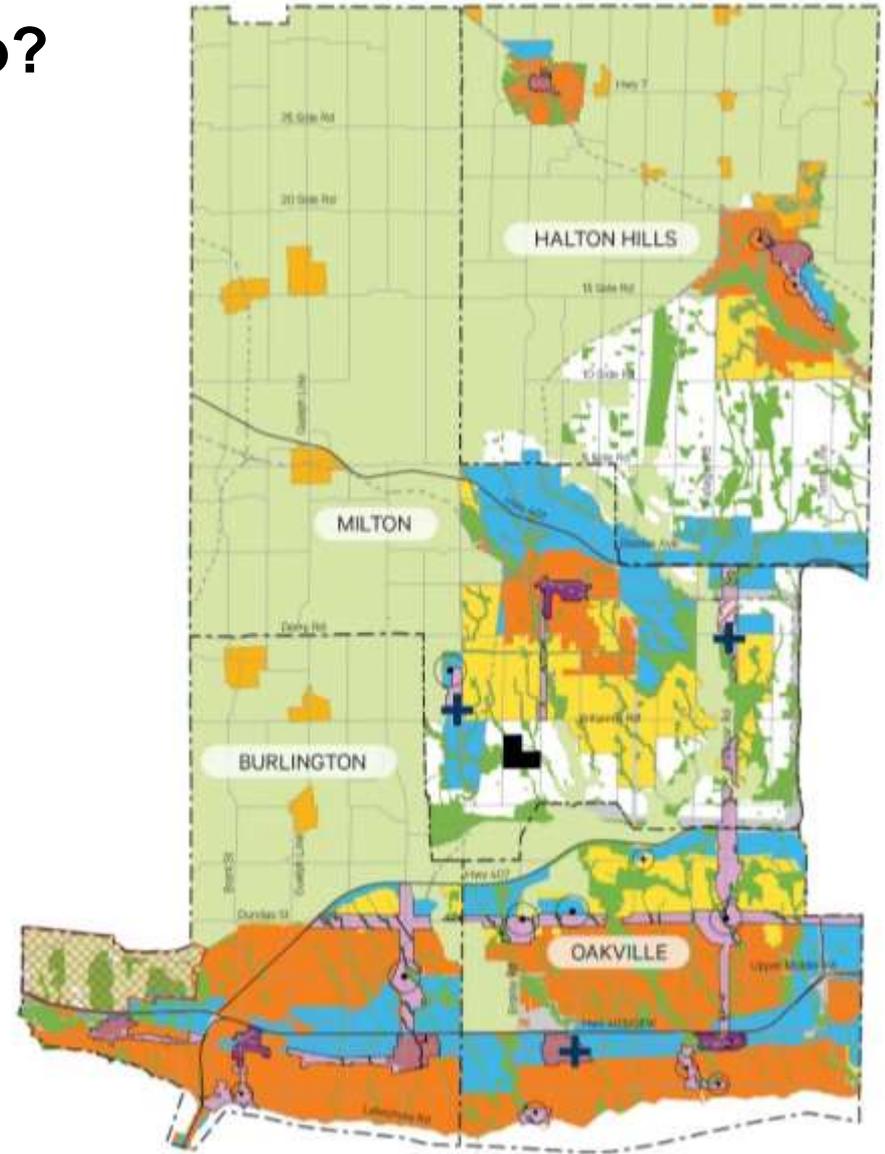
Strategic Growth Areas

 Urban Growth Centres

 Major Transit Station Areas

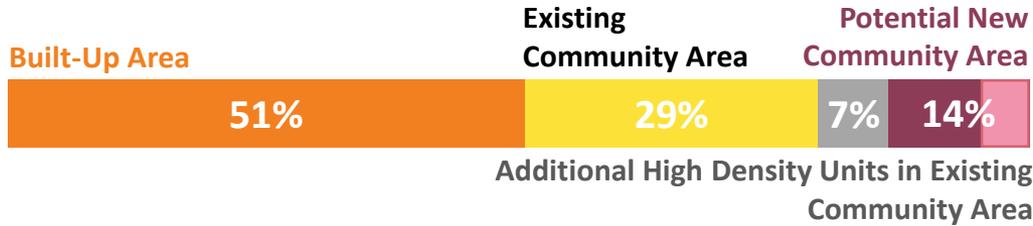
 Regional Nodes

 Corridors

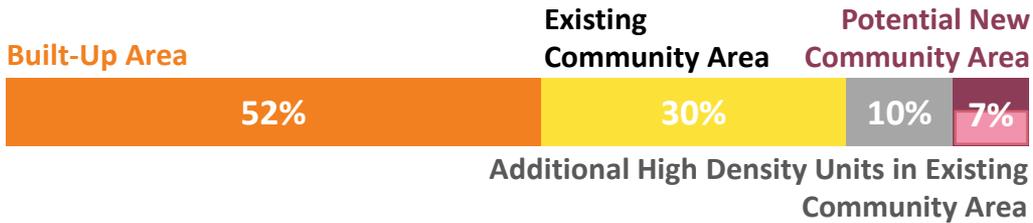


Housing Growth by Location in Halton Region by Concept

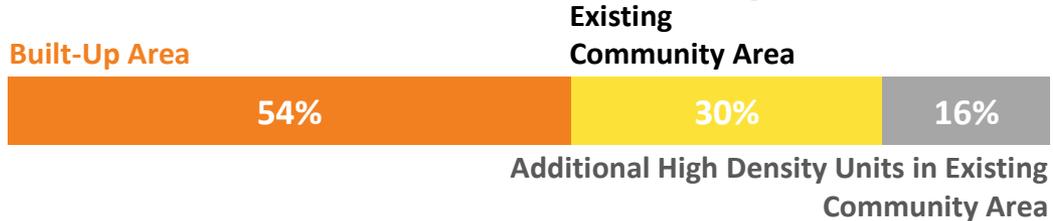
Location of Halton's Housing Growth, 2021 - 2051



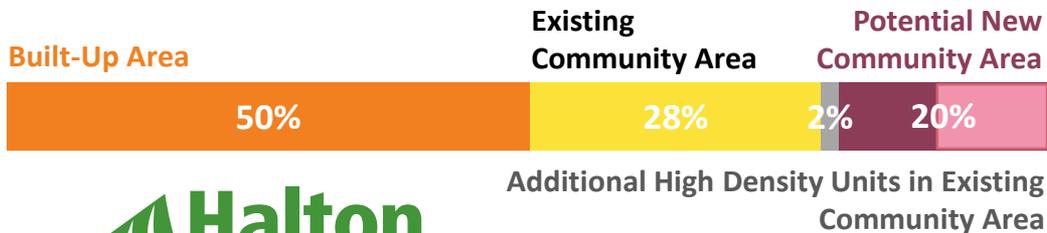
Location of Halton's Housing Growth, 2021 - 2051



Location of Halton's Housing Growth, 2021 - 2051



Location of Halton's Housing Growth, 2021 - 2051



Housing Unit Growth Type in Halton Region by Concept

**Total Household Units
174,000**

**Ground Related Units
78,000**



**Apartment
Units
96,000**

Concept 1

**Moderate Greenfield
Expansion**
60%
Densification

**Ground Related Units
68,000**



**Apartment
Units
106,000**

Concept 2

**Limited Greenfield
Expansion**
70%
Densification

**Ground Related Units
56,000**



**Apartment
Units
118,000**

Concept 3A/Concept 3B

**Employment Area Only Greenfield
Expansion/No Greenfield Expansion**
80%
Densification

**Ground Related Units
90,000**

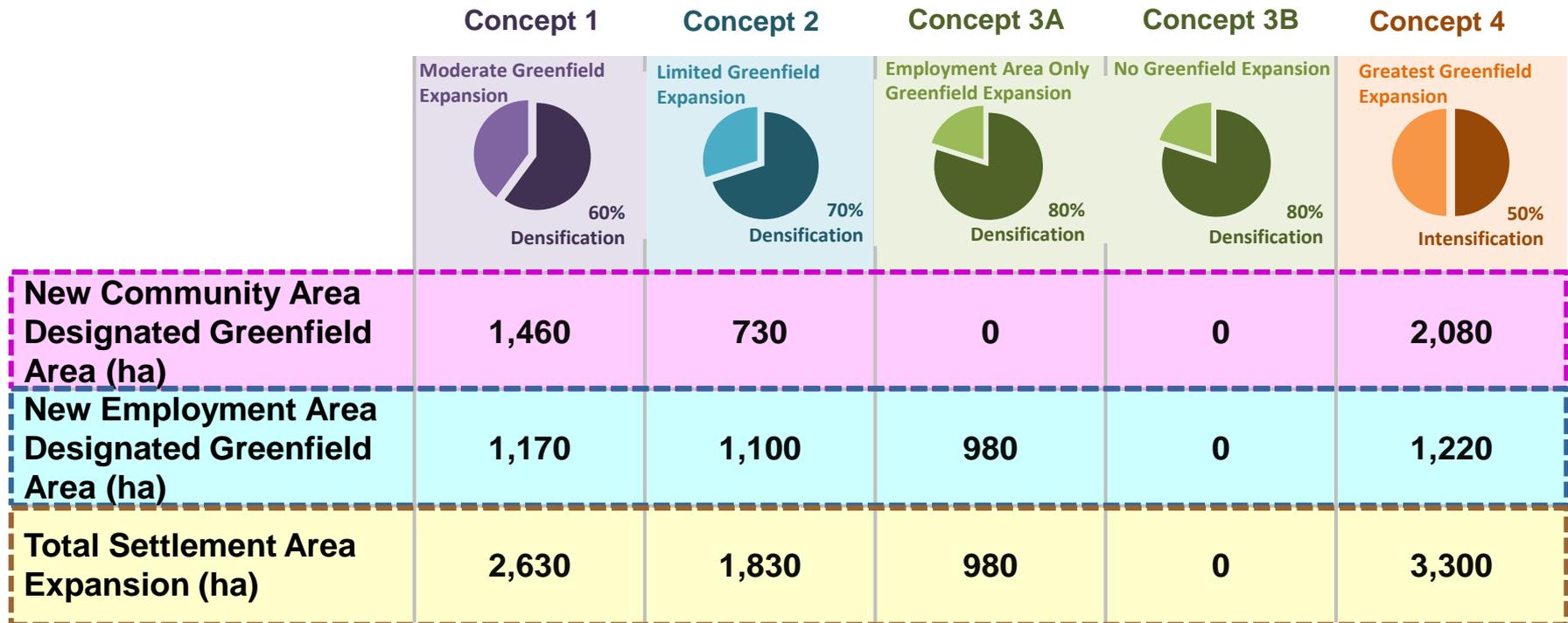


**Apartment
Units
84,000**

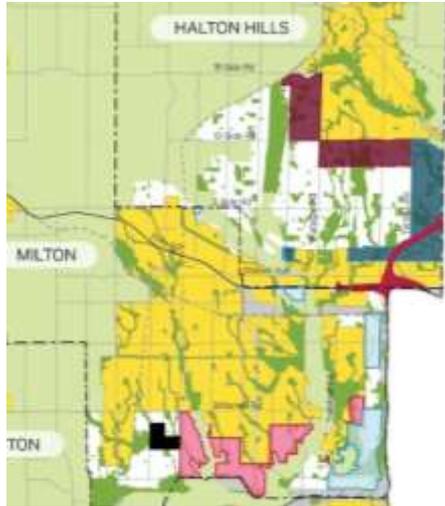
Concept 4

**Greatest Greenfield
Expansion**
50%
Densification

Potential New Urban Areas by Concept



Urban Boundary Expansion Areas by Concept

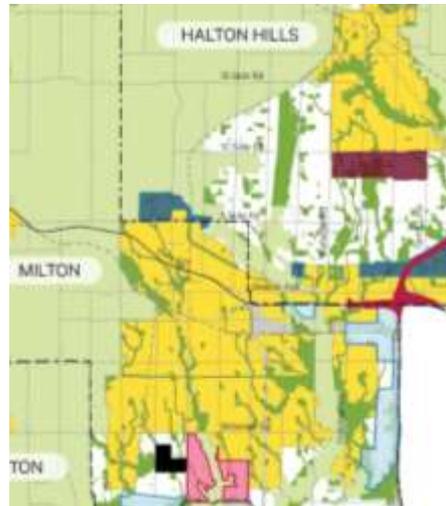


Concept 1

Moderate Greenfield Expansion



Milton 1,210 ha
Halton Hills 1,420 ha



Concept 2

Limited Greenfield Expansion



Milton 1,000 ha
Halton Hills 830 ha

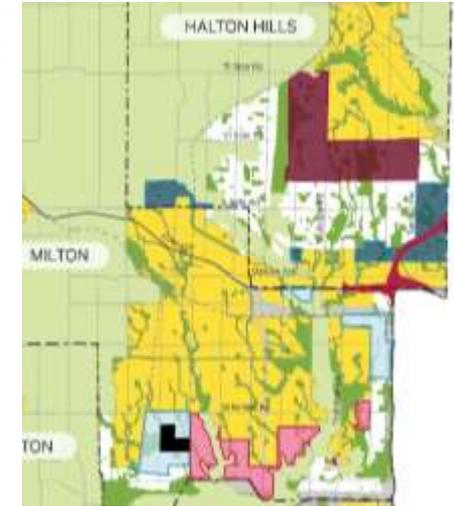


Concept 3A

Employment Area Only Greenfield Expansion



Milton 530 ha
Halton Hills 450 ha



Concept 4

Greatest Greenfield Expansion



Milton 1,270 ha
Halton Hills 2,030 ha



Milton: Potential New Community Area

Milton: Potential New Employment Area



Halton Hills: Potential New Community Area

Halton Hills: Potential New Employment Area



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

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
- The assessment factored in the transition from fossil fuel to electric vehicles well before 2051, as well as Ontario Building Code changes moving to 'net zero' buildings
- 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

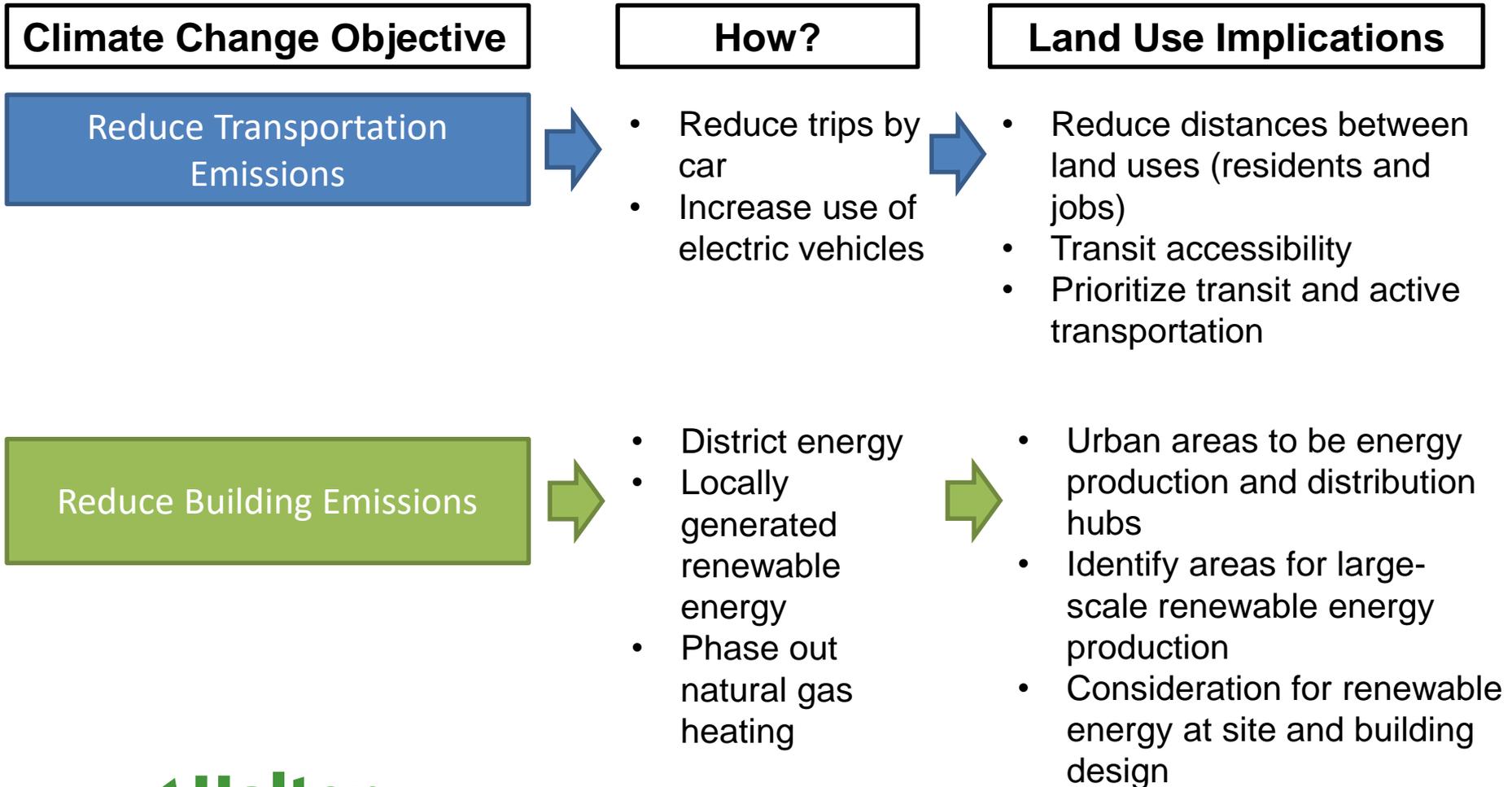
Climate Change – Results (tCo2e) by Emissions Total

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, followed by Concepts 2 and 1, with Concept 4 having a 3.3% difference, which translates into 100 ktCO₂e in 2051 (annual emissions of about 23,000 homes)
- Likely that Concept 3B would perform similar to Concept 3A, or potentially better

Climate Change - Relation to the Growth Concepts



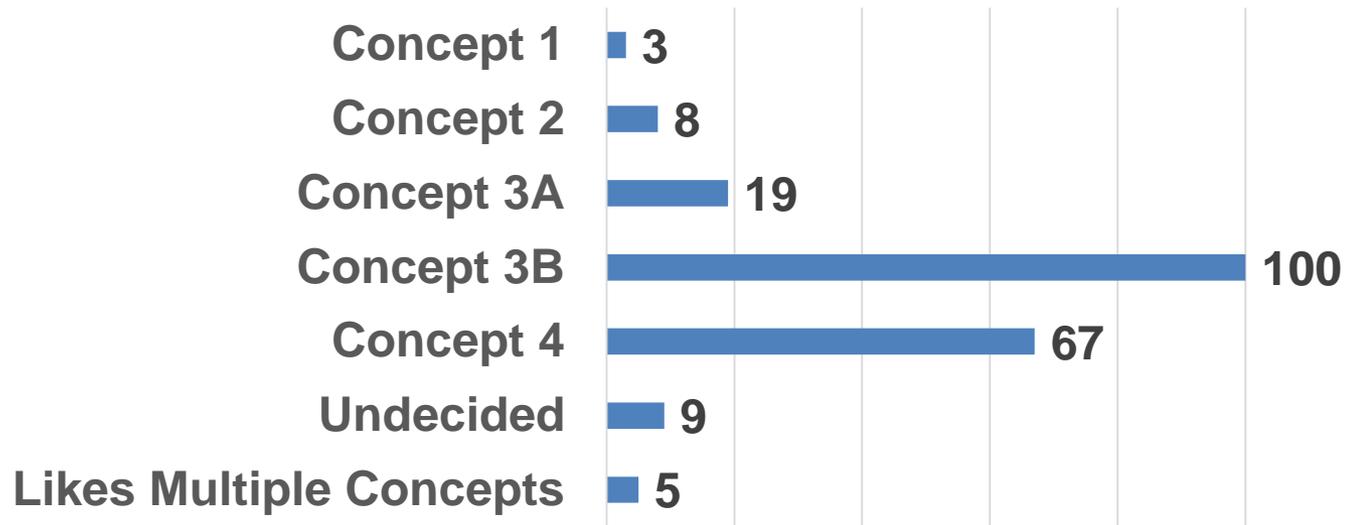
Climate Change – Preferred Growth Concept

Comprehensive Modelling of the Preferred Growth Concept

- Modelling of the future offered by Preferred Growth Concept against a baseline scenario
- A detailed base year energy and emissions inventory will be developed, with detailed Region-wide data inputs, such as land use, energy use, modelling of emissions
- Using this baseline, a reference scenario will be modelled to determine expected energy and emissions trajectories over the next 30 years
- The reference scenario will consider socio-economic, technological, and market trends, as well as Halton Region's current land use and development plans.
- Preferred Growth Concept energy use and emissions production will be modelled and compared against the reference scenario to determine the energy and emissions effects of implementing the Preferred Growth Concept.

Summary of PIC Consultation

Halton Region Number of Votes on Preferred Concept Following Breakout Room Discussion



Summary of PIC Consultation

What we Heard by Theme

Climate Change

- Planning needs to act now to address the climate change crisis
- Plan in a way to reduce greenhouse gas emissions
- Concern with the impact of climate change on future generations

Agriculture

- Planning should attempt to preserve prime farmland
- Halton should maintain a local source of food
- Keeping farmland local will reduce greenhouse gas emissions



August 2014 Burlington
Flood Source: Robert Deeks



Summary of PIC Consultation

What we Heard by Theme

Transportation

- Important to have a range of available modes of transportation
- Car-oriented cities have major impacts on climate change and environmental air quality (i.e. dangerous pollutants)
- Reduce automobile dependency and encourage 15-minute neighbourhoods



Energy Efficiency

- Municipalities should require builders to use energy efficient technology and be climate conscious
- Plans should encourage the electrification of cars and other technologies



Summary of PIC Consultation

What we Heard by Theme

Housing Affordability

- Housing prices are extremely unaffordable for the majority of residents
- Concern about the housing supply
- Increasing density could increase housing supply



Range of Housing Options

- Important to have a broad choice across the market
- Families want a range of larger housing options
- More variety beyond apartments and low-density homes



Summary of PIC Consultation

What we Heard by Theme

Employment

- Diversity of employment types desired in the Region
- The work from home trend may continue into the future and should be accounted for in the plan
- An adequate supply of employment land base for industrial land

Open Space/Natural Heritage

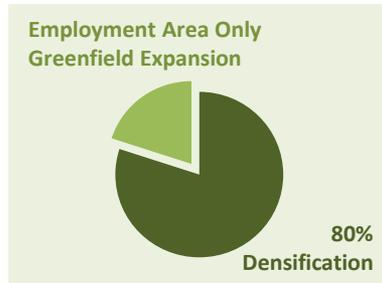
- Protect Natural Heritage Systems
- Preserve as much parkland as possible in Halton
- Encourage growth that is considerate of greenspace



Summary of PIC Consultation

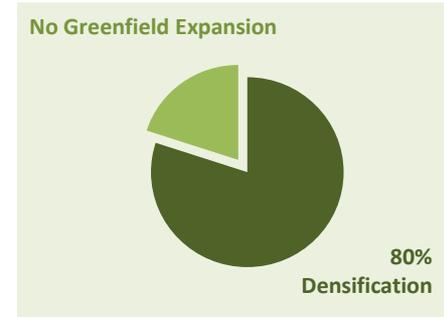
What we Heard by Concept

Concept 3A



- Appropriate response to the climate emergency in Halton
- Provides the opportunity to create complete communities
- Ensures businesses are in hubs that are more accessible by all residents

Concept 3B



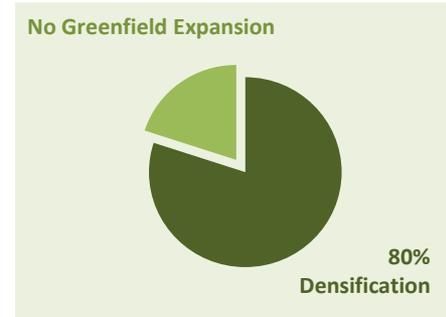
- Encourages new growth that is considerate of green space
- Urban sprawl is unsustainable
- Appropriately addresses the protection of agricultural land and the climate emergency
- Creates denser communities

Summary of PIC Consultation

What we Heard by Concept

Concerns about Concept 3B

- Concern with the ability to shift all employment growth to office uses from other traditional jobs.
- Similar to 3A, the increase in densities and the willingness of people to move into different housing types given that most currently live in low rise residential dwellings
- Potentially fewer employment opportunities

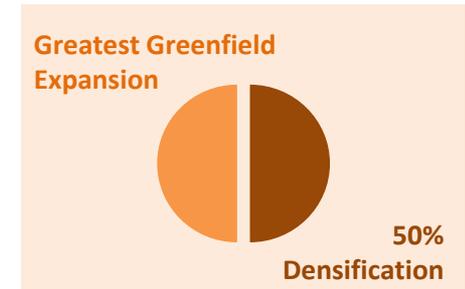


Summary of PIC Consultation

What we Heard by Concept

Concept 4

- Represents a larger range of housing options
- Covid-19 pandemic brought a greater demand for low density housing for extra space
- There is still a desire for families to live in ground-oriented housing

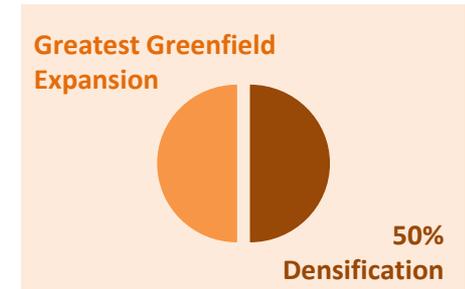


Summary of PIC Consultation

What we Heard by Concept

Concerns about Concept 4

- People want more space but this could consume prime agricultural land
- Maintains the “status quo” and does nothing to address the climate emergency in Halton
- Urban sprawl is unsustainable and will be exacerbated

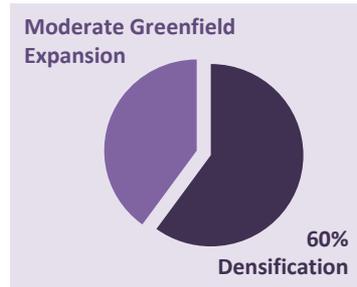


Summary of PIC Consultation

What we Heard by Concept

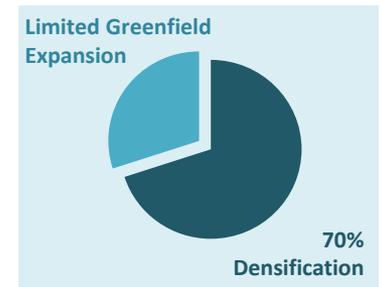
Concept 1

- Represents a compromise in terms of the market based housing mix
- New families need an opportunity to live in ground related units
- Provides balance/ compromise between the Growth Concepts



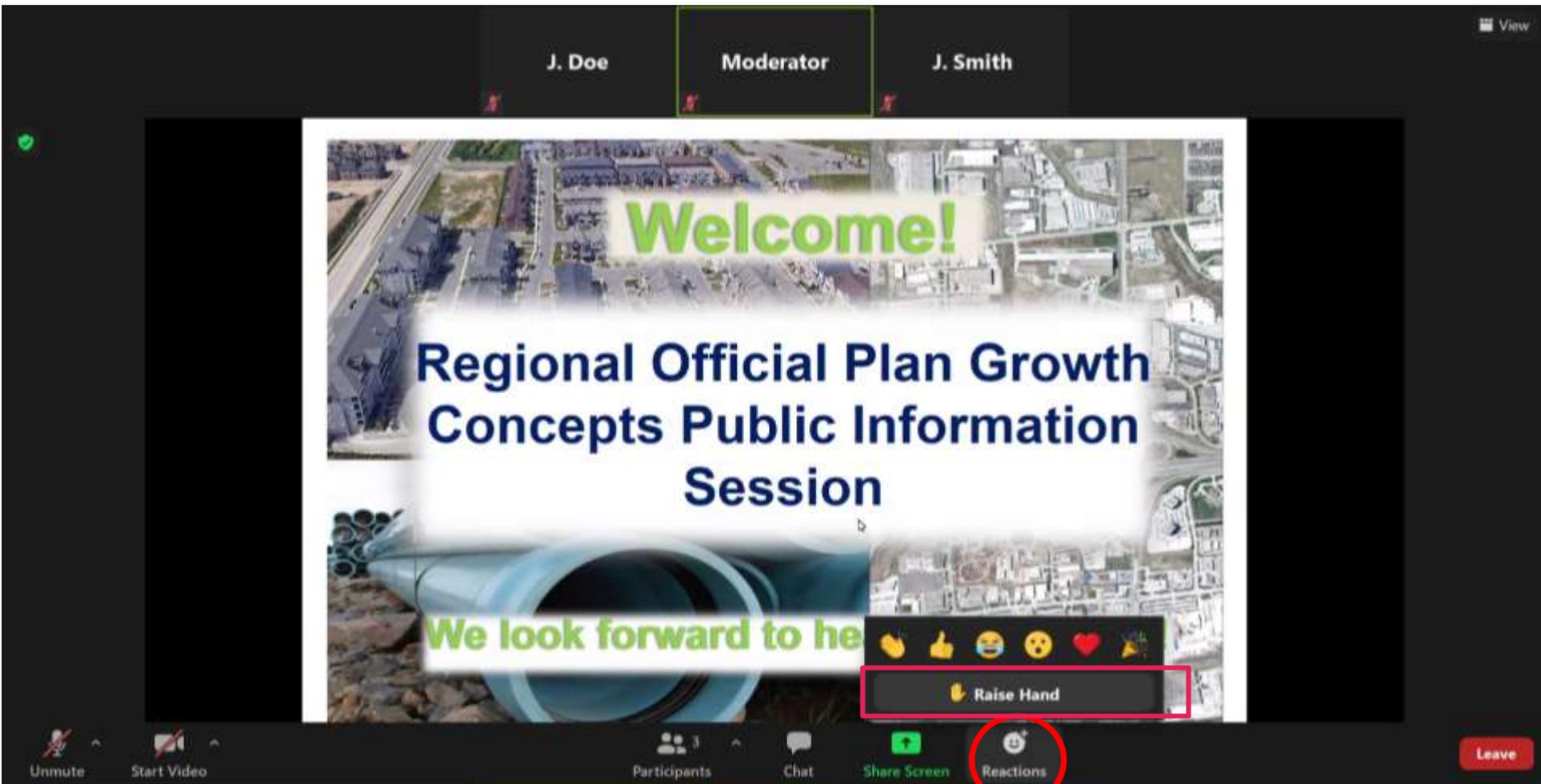
Concept 2

- Provides for moderate expansion and provides a balance between the concepts
- Offers a seamless transition to additional intensification
- Allows for both intensification and traditional growth



Participant Poll #3

Zoom Meeting Functions – Personal Computer

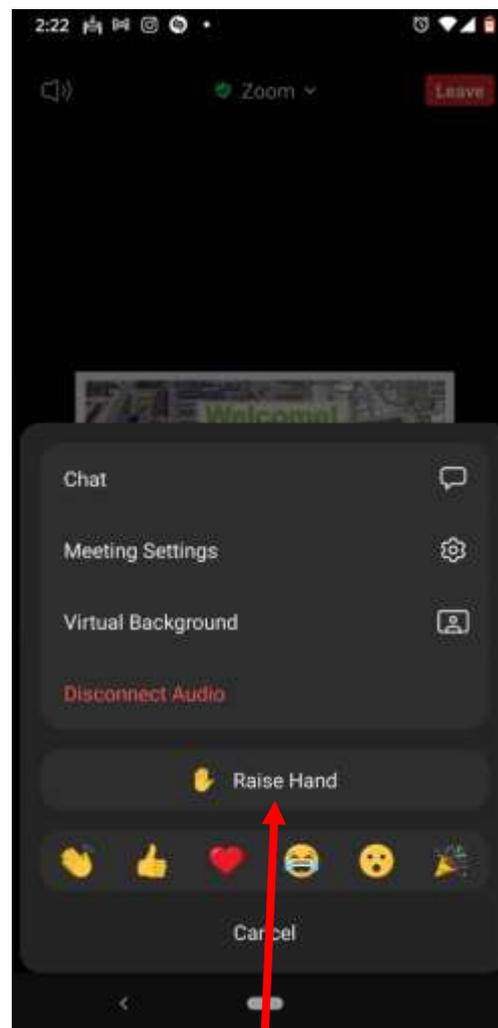


Click on the Reactions icon and use the Raise Hand button

Zoom Meeting Functions – Smart Phone



Tap on More



Tap the Raise Hand to queue yourself for a question during the Q&A

Question Period



Next Steps

Integrated Growth Management Strategy & Growth Concepts

- Growth Concepts Discussion Paper has been released for consultation until July 15, 2021
- 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

- To be considered by Council on July 2021
- If adopted by Council, it will be submitted to the Province for approval

We Want to Hear from You!

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