

Regional Official Plan Review (ROPR): Virtual Public Information Centres – Questions and Answers

Table of Contents

Halton Hills - May 4, 2021 from 7-9 p.m.	1
Milton - May 6, 2021 from 7-9 p.m.	4
Burlington - May 11, 2021 from 7-9 p.m.	9
Oakville - May 13, 2021 from 7-9 p.m.	13
Region-Wide - June 29, 2021 from 7-9 p.m.	20

Below is a list of all the questions that were asked during the Public Information Centres and not answered during the live session.

Halton Hills - May 4, 2021 from 7-9 p.m.

1. Isn't there supposed to be a fifth Concept that proposes 100 per cent densification?

On April 21, Regional Council passed a motion to develop another Growth Concept which proposed no urban boundary expansion for employment uses. This fifth concept is referred to as Concept 3B in the materials. Concept 3 (now known as Concept 3A) already proposed no urban boundary expansion for residential/community uses, with all residential development (100 per cent) to accommodate 2031-2051 population growth within the existing urban area.

2. How many apartments are expected in Halton Hills? Why is single-detached housing not preferred housing compared to apartments?

Each Growth Concept proposes a different mix of housing (i.e., apartments versus ground-related, including single-detached housing) in Halton Hills. Below are the number of apartments units that are proposed in Halton Hills under each concept for the 2021-2051 timeframe.

- Concept 1: 7,370
- Concept 2: 9,110
- Concept 3: 7,930
- Concept 4: 6,590

While single detached housing makes up the majority of housing in Halton Hills currently, diversifying the mix of housing will help accommodate new growth that is proposed, while minimizing the land needed to accommodate housing through urban boundary expansion. Building a mix of housing will accommodate the diverse needs of the community at different income levels, stages of life, and family sizes.

3. Did the greenhouse gas (GHG) emissions analysis include an analysis of the construction material emissions? Concrete and steel are very carbon intensive materials. Wood frame construction is very good from a GHG perspective. As well, single-family homes with lawns and trees offer the greatest opportunity for urban ecosystems with animals, insects, and a healthy canopy for carbon capture. Was this considered in the GHG analysis?

No. As mentioned in the PIC, the focus was on new expected transportation trips and new building energy use. These are what are known as Scope 1 emissions and are in scope for a typical regional GHG inventory. Embodied carbon is Scope 3 and is typically out of scope for this analysis. Comprehensive GHG modelling will be completed in later phases of work as part of the development of the Preferred Growth Concept, but will not include Scope 3 emissions.

4. The definition of “greenbelt expansion”—is it expanding the greenbelt itself, or expanding within the greenbelt?

“Greenfield expansion” refers to the conversion of undeveloped lands outside the urban areas into residential/employment areas. The “Provincial Greenbelt” is an area covered by the Provincial Greenbelt Plan, identifying lands which the Province is protecting from urban boundary expansion. More details can be found on the [Province’s website](#).

5. Did GHG stats incorporate carbon capture by trees if more green spaces are saved?

No, not in this high level GHG analysis. The Comparative Greenhouse Gas Emissions Assessment was a high level emissions estimate for the different Growth Concepts and was calculated to determine expected emissions differences between them. The focus of the Comparative Greenhouse Gas Emissions Assessment was on new expected transportation trips and new building energy use.

6. Who determines the size of population growth and is there any discussion about this? How is the population growth allocated throughout the Region?

The Provincial Growth Plan, 2019 provides employment and population forecasts to the year 2051 for municipalities. As mandated by the Provincial Government, Halton Region needs to plan for 1.1 million people and 500,000 jobs by the year 2051.

The Region has a responsibility to allocate population and job growth to the Local Municipalities that add up to the growth required from 2031-2051. Alternatives for the allocation of that growth are proposed through the five growth concepts. The next stage of the process involves the development of a Preferred Growth Concept, which will include the allocation of growth to the Local Municipalities.

7. Why can't the Region consider more cutting edge employment with robotics, technology, that don't require acres of warehousing space?

All Growth Concepts have been developed with consideration of new employment trends in Halton Region and are premised on a shift of employment from the traditional Employment Land Employment category to the Major Office employment category focused on strategic mixed-use, transit-supportive growth nodes. However, there remains strong demand for Employment Land Employment uses in the region, including warehousing, which must be planned for in order to prevent their relocation outside the region. A sound growth strategy for the Region to 2051 should include land to accommodate these uses, but will also include opportunities for greater intensity of land use to ensure efficient use of land.

8. Why is there not a representative of the Indigenous community here this evening?

As part of the Region's public consultation process for the Official Plan Review, Indigenous Communities surrounding Halton were invited to provide input as part of the process. This includes the Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Haudenosaunee Confederacy Chiefs Council and the Métis Nation of Ontario, including the Credit River Métis Council. Halton will continue to actively engage Indigenous Communities as part of the Official Plan Review process.

9. What about mixed-use planning with residential, office, and retail? How is this taken into account?

The Region understands that mixed use is an integral component of complete communities and all Growth Concepts have been developed with this in mind. Mixed-use developments have the potential to reduce auto-dependency, promote active transportation, walkability, and economic growth.

10. Can you share the contact details of the Indigenous leaders that have been included?

The Region has contacted the Leadership from the following Indigenous Communities:

- Mississaugas of the Credit First Nation
- Six Nations of the Grand
- Haudenosaunee Confederacy Chiefs Council Métis Nation of Ontario, including the Credit River Métis Council

11. Isn't it easier to implement community-wide green energy in new urban areas than infill in existing neighborhoods? If so, shouldn't Concept 4 score better than Concept 3 when it comes to energy conservation and building emissions?

New multi-unit buildings are typically more energy efficient than new ground-oriented dwellings. As Growth Concept 3 primarily uses apartments as the housing form, the buildings emissions in this concept are lower than those in Growth Concept 4.

12. It would be very valuable to consult students of architecture, landscape architecture and urban design at various universities in Ontario for innovative solutions, such as the University of Toronto (architecture) or the University of Waterloo (architecture and urban planning). Thanks!

Halton Region's community engagement initiatives as they relate to the Regional Official Plan Review and the development of Growth Concepts are open to all members of the public. Anyone interested in providing feedback can participate in the public consultation initiatives areas of study.

Milton - May 6, 2021 from 7-9 p.m.

13. What has been the historical absorption of apartment units in the Region? How many have been built for families? How is the Region during this period going to absorb the 85,000 to 118,000 apartments as currently proposed in the four options?

Halton acknowledges that the mix of apartment growth is ambitious, but it is supported by policies set out in the Growth Plan that favour intensification, higher-density mixed-use development, such as Major Transit Station Areas (MTSAs) and Urban Growth Centres (UGCs) as well as reduced consumption of greenfield land.

Page 36 of the [IGMS Growth Concepts Discussion Paper](#) provides insight into the Region's historical and forecast apartment growth. An excerpt is provided below:

"The estimated 2021 housing mix in the Region is 80 per cent ground-related housing and 20 per cent apartment housing. Over the past decade, new housing in Halton has been about 30 per cent apartments which are about the same housing mix as a market-based demand would provide. To 2051, that market based forecast would shift the apartment share upward from the current 20 per cent of units to 24 per cent of units. Meeting the minimum Growth Plan intensification target of 50 per cent means a housing market shift such that about 48 per cent of new units in Halton would need to be apartments, which would shift the total 2051 housing mix to 32 per cent of all units in apartments. Concept 4 represents this market shift. Concepts 1, 2, and 3 by degree further embrace intensification and higher-density mixed-use development and would result in a range of 55 to 65 per cent of apartment units in the growth increment and at 2051 the total housing stock of the Region would be a range from 35 per cent to 40 per cent of all units in apartments."

[Appendix B](#) of the [IGMS Growth Concepts Discussion Paper](#) also provides additional details on the apartment absorption by the Census period (see Table 5, Table 6, and Table 7).

14. Will this quantum of one housing form represent a fundamental shift in housing choice? Will this strategy put our stable neighbourhoods at risk? Has any analysis been completed to assess whether this quantum of units and associated land uses such as schools and parks be provided in built up areas of the community?

Each of the Growth Concepts models has a significant shift in the future housing mix towards apartments and away from ground-related housing. The Growth Concepts take into consideration intensification studies completed by the Local Municipalities, which identified areas in which to focus intensification while protecting stable neighbourhoods. Yes, consideration has been given to the number of parks, schools and other community services that will be needed arising from the identified future development (based on historical levels of service in the local municipalities) through the Fiscal Impact Analysis found in [Appendix F](#) of the [IGMS Growth Concepts Discussion Paper](#).

15. Can you provide more information, i.e., when was this GHG assessment performed, and is this Milton or Halton Region? What scopes?

The Greenhouse Gas Emissions assessment was performed after Regional Council provided direction on April 21, 2021, to conduct an assessment of GHG emissions. This information has been added to the [ROPR Growth Concepts webpage](#).

The analysis was based on Halton Hills emission data from 2016 and scaled up for Halton Region. The results are considered high-level estimates and are not the result of rigorous modelling. See response for question 5 of the Halton Hills public information centre.

16. Is the CN Milton Logistics Hub project going through?

The proposed CN Logistics Hub is not part of the Regional Official Plan Review. For more information about the proposed CN Logistics Hub, please visit halton.ca/CN.

17. Can you elaborate on what is meant by previously unseen employment shifts? What risk does that entail from a community planning perspective in terms of what would happen if it doesn't materialize?

In the presentation, “employment shifts” referred to changes from one type of employment land use to another. Specifically, Concept 3B would require a much greater shift of employment from Employment Land Employment to Major Office Employment than has been seen historically in Halton Region, based on current employment trends.

18. Has the Provincial requirement of market-based analysis been considered in any of the Growth concepts?

Yes, all Growth Concepts have been developed with consideration of market based demand. A formal Land Needs Assessment as required by the Province will be completed for the Preferred Growth Concept.

A detailed discussion of the Region’s market based housing supply is provided in [Appendix B](#) of the IGMS [Growth Concepts Discussion Paper](#).

19. What does the least protection for employment areas mean? Can you elaborate on what the employment conversions mean?

Different amounts of employment land were considered for conversion under each Growth Concept. The phrase “least protection” is used in the context of Concept 3, which offers the least protection for existing designated employment areas, as it tests the greatest amount of employment land conversions and has the least amount of new employment Designated Greenfield Area.

Employment conversion refers to employment lands that would be converted to mixed use to permit non-employment uses, such as residential, major retail, or mixed uses.

20. What is the area of prime agricultural land retained in each concept?

Each concept proposes a different amount of urban expansion. The amount of prime agricultural land that would be retained in the White Belt (i.e., land outside the Greenbelt Plan and existing urban areas) under each concept is as follows:

- Concept 1: 5,350 ha
- Concept 2: 6,330 ha
- Concept 3A: 7,280 ha
- Concept 3B: 8,530 ha
- Concept 4: 4,870 ha

There is also a substantial amount of prime agriculture land being retained in the Greenbelt of more than 16,000 hectares.

21. What impact is there to the level of emissions if there is a shift to electric vehicles, which is anticipated to occur over the 2021-2051 time period?

Electric vehicle (EV) uptake reduces transportation emissions. It is assumed that EV uptake will increase steadily from now until 2030, during which EVs will account for 27 per cent of all new vehicle sales. The EV uptake increases to 100 per cent of new vehicles by 2051. This work preceded the federal announcement of 100 per cent by 2035.

22. Rain events are a big part of Climate Change and the more paved areas [the more] exacerbated the effect. Is this taken into account in the growth concepts?

Rain events were not specifically considered as part of the Growth Concepts. However, the Growth Concepts were evaluated using an Evaluation Framework. The effects of climate change have been considered in establishing the measures in the Evaluation Framework. Measures specific to climate change adaptation and mitigation of greenhouse gas emissions are included.

23. Were anticipated changes to the Ontario Building Code (OBC) over the next 30 years factored into the GHG emission calculations?

Potential changes to the Ontario Building Code (OBC) were not incorporated into the analysis. However, any OBC changes that have been confirmed will be incorporated into the GHG assessment for the Preferred Growth Concept.

24. How would the density increases in 3A and 3B particularly impact the ability to plan parks and amenities like recreational and cultural facilities and schools? Providing access to community outdoor passive greenspace has been very important in Milton planning to date.

The amount of intensification (e.g., construction of high-density apartment units) identified in each Growth Concept has been informed by detailed work completed by the Local Municipalities. This includes planning for the servicing needs related to the planning of parks and local amenities such as recreation and cultural facilities and schools. That said, an increase in intensification may cause challenges when planning for parks and recreation services. The reduced availability of future parkland in existing built-up areas may require creative urban design solutions, such as strata parks, and providing recreation facilities in collaboration with private partners (e.g., developers, YMCA, etc.).

25. Does the economic evaluation take into consideration the evaluation of natural assets, the cost to engineer or build infrastructure to compensate for the loss of greenfield?

Yes, this is outlined in the technical appendices of the [IGMS Growth Concepts Discussion Paper](#). For example, the Transportation Analysis ([Appendix D](#)) and Water & Wastewater Analysis ([Appendix E](#)) included modelling of capital cost estimates based on the location of future growth proposed through the Growth Concepts. Other technical studies including the Agricultural Area Assessment ([Appendix G](#)), Natural Heritage System, and Water Resources Assessment ([Appendix H](#)) examined the potential impact of proposed settlement area boundary expansions tested through the four Growth Concepts.

26. Why were these Public Information Centres launched when the full overview of Option 3B is not publicly available? How does this help give that option a chance to be equally considered?

Concept 3B shares many similarities with Concept 3A (known as Concept 3 in the [IGMS Growth Concepts Discussion Paper](#)) and therefore the analysis in the discussion paper is relevant to consideration of Concept 3B.

Concept 3B differs from Concept 3A only in that it involves no urban boundary expansion for employment uses. [Report LPS45-21](#) provides an analysis of the implications of Concept 3B, and information was presented in the public information centre to assist the public in understanding those implications.

27. Why not a full emissions assessment to properly compare all growth concept options?

The GHG emissions assessment was completed based on Council Direction that was provided on April 21, 2021. A full emissions assessment was not completed, but sufficient information was provided in order to compare the overall impact of each Growth Concept on GHG emissions.

A full GHG emissions assessment will be prepared for the Preferred Growth Concept. This is similar for other areas of analysis, such as agricultural impact, fiscal impact, and land needs assessment, in which a comparative analysis was provided for the Growth Concepts, but a full analysis will be provided at the Preferred Growth Concept stage.

28. Why do we need so much growth?

The Provincial Growth Plan, 2019 provides employment and population forecasts to the year 2051 for municipalities. The Province has forecasted that Halton Region will grow to 1.1 million people and 500,000 jobs by the year 2051. In response, the Province requires the Region to plan for and accommodate that growth.

29. How will development impact the Indigenous population?

Outreach to Indigenous Communities is part of the overall ROPR public engagement process. Input from these Communities will continue to be important and considered going forward.

30. Is it possible to have a chart showing historical intensification/densification over the last 30 years in Halton Region?

[Appendix B](#) of the [IGMS Growth Concepts Discussion Paper](#) describes the historical development across the Region dating back to 1991. As part of future reports related to the IGMS, information can be provided that shows the historical rates of intensification/densification.

31. Why do the GHG emissions not include the release of sequestered carbon/GHG equivalents when the land is taken out of agriculture and goes under the bulldozers/earth movers?

This is a complex calculation that was not included in the high level comparative assessment of the Growth Concepts. The Comparative Greenhouse Gas Emissions Assessment was a high level emissions estimate for the different Growth Concepts and was calculated to determine expected emissions differences between them. The focus of the Comparative Greenhouse Gas Emissions Assessment was on new expected transportation trips and new building energy use. Carbon sequestration will be analyzed for the Greenhouse Gas Emissions Assessment for the Preferred Growth Concept.

32. Who is in charge of undertaking the GHG inventory here in Milton? Why hasn't this been mandated regionally? When can we expect Milton-specific numbers?

For more information about whether a GHG inventory has been completed for the Town of Milton, please contact the Town's Planning Department at 905-878-7252, ext. 2398 or email [Milton Development Services](#).

The GHG emissions modelling for the Preferred Growth Concept will be conducted at the scale of the region and will include data inputs covering all Local Municipalities in the region, including Milton.

33. Based on the GHG answer, is it correct to say that this would be Halton Region’s first GHG emissions assessment?

This was the first GHG emissions analysis completed that relates directly to the Growth Concepts and the Region will be doing a detailed GHG analysis on the Preferred Growth Concept. Corporately, the Region is partnering with the Halton Environmental Network to prepare a community Greenhouse Gas Emissions Inventory in addition to other climate change mitigation and adaptation activities that the Halton Environmental Network will undertake to support Halton Region.

34. How do we retain the same productive farmland and isn’t this a significant requirement?

The evaluation framework identifies the objective of protecting the integrity and minimizing the impact on the Agricultural land base system. This is done through a series of measures that includes retaining the largest amount of contiguous agricultural land possible, protecting and avoiding prime agricultural land to maintain the most productive and fertile soils for agriculture, and maximizing the amount of agricultural land to support the agricultural system.

All concepts except for 3B propose a settlement area boundary expansion that would impact productive farmland. Concepts 3A and 3B retain the largest amount of prime agricultural area contiguous to settlement areas and agricultural lands to support the agricultural system. For more details on the analysis completed, please refer to [Appendix G](#) of the [IGMS Growth Concepts Discussion Paper](#).

35. What impact does the new highway have on the current growth plans?

While Regional Council has opposed the construction of the GTA West highway, if built it is a significant piece of infrastructure in the context of Halton’s transportation network and the surrounding region. All Growth Concepts in this report reflect the Province’s preferred location of the GTA West Corridor and the potential settlement boundary expansion areas for employment uses include areas adjacent to the proposed highway, as well as areas with proximity to Highways 401 and 407.

36. We are owners of property (13 acres) at 14212 Derry Road. We support the re-designation of the lands for Business Park or similar commercial uses, not industrial uses. Would it be possible to use our land for building a place of worship?

Detailed and/or site-specific land use designations are not determined at the level of the Regional Official Plan, but in the Local Municipal Official Plan and/or Secondary Plans, which are completed by the Local Municipalities. These plans must conform to the overall policies and mapping of the Regional Official Plan and are subject to Regional approval.

37. What is the current average density in Milton?

Density rates vary across strategic growth areas and Designated Greenfield Areas in Milton. The current average densities for Community Areas in Milton are at or more than 65 residents and jobs per hectare.

38. How can a more intimate relationship with the land be fostered in the current design?

The current Regional Official Plan identifies a concept of landscape permanence, meaning certain landscapes in Halton must be preserved permanently and this represents a fundamental value in land-use planning in Halton Region. This concept guides decisions and actions on proposed land use changes in the Region.

Burlington - May 11, 2021 from 7-9 p.m.

39. What impact does the higher population have on the built form?

The impacts of higher population on built form as modelled in the Growth Concepts, and as required by the minimum intensification and density targets of the Growth Plan, will include a shift in housing type from ground related units (single and semi-detached) to apartment units; i.e. multi-plexes, stacked townhomes, and apartments. This is associated with a more compact urban form, including a greater proportion of mid- to high-rise apartment buildings, but also low-rise apartments and townhouses.

40. How many apartment buildings would be required in the built up area to meet the housing growth on slide 33?

The Growth Concepts provide forecasts for the number of apartment **units** proposed for each concept. They do not indicate how many apartment **buildings** will be required, as this depends on the number of units and size of units in an apartment building. To help identify what the growth will look like “on the ground,” further information will be provided at the Preferred Growth Concept stage.

The total number of apartments units needed in Burlington’s Built Up Area varies between the concepts, as shown below.

- Concept 1: 25,870
- Concept 2: 27,800
- Concept 3: 28,740
- Concept 4: 25,870

41. Is there sufficient room in the built up area to build the number of apartment buildings and community services for those new residents?

The number of additional residents that will have to be housed in the existing built-up areas will depend on the Preferred Growth Concept chosen. Broadly speaking, all of the concepts are feasible to implement. The amount of intensification (e.g., construction of high-density apartment units) identified in each Growth Concept has been informed by detailed work completed by the Local Municipalities. This includes planning for the servicing needs related to the planning of parks and local amenities such as recreation and cultural facilities and schools.

42. Have any studies or reviews been undertaken to assess the impact of Concept 3B on prices of current and future housing stock in Burlington as part of this exercise and if so what have been the findings?

No, this analysis has not been completed.

43. I believe that the Region of Halton has a policy to protect prime agricultural land from any development. How then is there future development proposed on Prime agricultural land?

Halton Region’s planning decisions are made based on a proper balance among the following factors:

- Protecting natural environment
- Preserving prime agricultural areas
- Enhancing economic competitiveness
- Fostering a healthy and equitable society

The overall goal is to enhance the quality of life for people in Halton today and into the future. Regional Official Plan policies indicate that prime agricultural lands can be considered for expansion when there is no other reasonable alternative for expansion on lower priority agricultural lands, which is consistent with the requirements of Provincial policy contained in the Growth Plan.

44. Why do 3A and 3B increase transportation costs?

Concepts 3A and 3B exhibit potential for marginally higher transportation capital costs depending on the transportation solution (i.e., roads vs. transit).

The cost for transit improvements is the same across all concepts; however, the cost for roadway improvements is marginally higher for Concept 3 as it requires more roadway improvements than all other concepts.

45. Seems like the points under the "Natural Heritage Protection" on slide 38 are contradictory. Could there be some clarification?

Slide 38 states under "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

None of the Growth Concepts propose any removal or encroachment into the Natural Heritage System; however, fragmentation of the NHS can still occur.

Fragmentation concerns include areas with the potential for increased feature isolation on the landscape due to reduced landscape permeability under built conditions and the potential need to cross existing areas of the Regional Natural Heritage System for roads or other infrastructure to facilitate development.

46. Have changes to the OBC, anticipated to occur over the next decade, been factored into the GHG analysis?

Any potential changes to the OBC were not included in the GHG assessment, as these changes have not yet been confirmed. Any OBC changes that have been confirmed will be incorporated into the GHG assessment for the Preferred Growth Concept.

47. Have impacts of an increase in electric vehicles been factored into the GHG analysis?

Yes. Electric vehicle (EV) uptake reduces transportation emissions. It is assumed that EV uptake will increase steadily from now until 2030, during which EVs will account for 27 per cent of all new vehicle sales. The EV uptake increases to 100 per cent of new vehicles by 2051. This work preceded the federal announcement of 100 per cent by 2035.

48. How does each of the growth concepts impact floodwater and drainage? Will they have differential impacts on the need for floodwater abatement?

Hazard lands were considered through the Natural Heritage System and Water Resource System Impact and Constraints Assessment for each Growth Concept scenario. Specific impacts on floodwater and drainage including modeling and stormwater would be assessed during area-specific planning and through the subwatershed studies.

49. Did staff consider the loss of carbon sequestration with the development of Greenfield areas?

The [IGMS Growth Concepts Discussion Paper](#) identifies opportunities for increased carbon sequestration and this can be achieved through compact urban form and strong urban boundaries to limit urbanization of rural lands and the protection of natural heritage and water resource systems.

50. Do the GHG emissions modeling consider impacts on escalating housing prices and reducing options for ground-oriented housing shifting some demand out of Halton as people drive until they qualify and buy homes further out in Guelph, London, Woodstock, etc.?

The comparative GHG emissions assessment is based on the assumptions that underpin the Growth Concepts, which assume all population growth to 2051 can be accommodated in the region and assumes a greater proportion of family households will be accommodated in apartment versus ground-related housing. The purpose of the assessment was not to address impacts on housing affordability.

51. What is the breakdown of 3A and 3B and 4 by residents vs. others?

This question refers to the polls during the PIC that asked attendees to state their preference on the Growth Concept. The responses were not categorized into resident vs non-resident responses.

52. If transportation and buildings are the highest emitters of GHG, and as we are in a Climate Emergency, should we not be looking at the concept, in this case, 3B that reduces our GHG emissions the most?

Yes, Concept 3B will have the lowest GHG emissions than all other concepts. The Region will be incorporating feedback received through our public consultation efforts in the development of the Preferred Growth Concept.

53. Reference is to “greenfield expansion.” Does that mean expansion into farmland? If not farmland, what kind of land is being expanded into?

Greenfield expansion refers to the conversion of undeveloped areas outside the urban area, which is predominantly agricultural land, into residential/ employment areas.

54. Can we have a breakdown of participants (i.e., residents, business owners, etc.)?

Below is a breakdown of the participants that attended the Burlington PIC and answered the poll questions.

- Resident: 25
- Business Owner: 4
- Local Municipal Government Partner: 6
- Member of a Community Group: 6
- Member of the Development/Building Industry: 11
- Non-Government Organization: 1
- Other: 1

55. Under Concept 3B, how many Detached vs. Semidetached vs. Townhomes vs. Condos are to be supported during the stated timelines? And, how does Concept 3B help stabilize if not help bring housing prices down to assist new owners or prospective residents to Burlington?

A total of 2,810 ground-related units (i.e., single detached, semi-detached, row townhouses) and 29,820 apartment units (i.e., stacked townhomes, multiplexes, and apartments) are proposed under Concept 3B between the 2021-2051 period. Concept 3B requires a major shift to apartments and away from ground-related (i.e., single/semi-detached, townhouses) housing. A greater supply of apartment units can contribute to housing affordability, but there are other market factors, which impact the price of housing.

56. Will carbon emissions and associated carbon costs/tax be forecasted in a 2051 land use plan?

Comprehensive GHG emission analysis will be completed for the Preferred Growth Concept.

57. Are apartments an affordable alternative for families?

Apartment units can be an affordable alternative for families as the average price for pre-construction and resale tend to be lower in comparison to ground-related units.

58. The cost of single dwellings has sky rocketed. Can you confirm that 3A and 3B mean no new single dwellings will be built from 2031 to 2051?

Single-detached dwellings will be developed under Concepts 3A and 3B from 2021-2051 in the City of Burlington; however approximately 94 per cent of new housing units in Burlington will be in the form of apartment units.

Oakville - May 13, 2021 from 7-9 p.m.

59. With so many agents in the Milton area including in their listings ‘potential for future development’ even when these listings are in protected greenbelt or protected countryside, how can they be realistic or accurate as to this happening?

For more information about the future development potential of specific properties, please consult Local Municipal or Regional planning departments.

60. I realize housing is a complicated issue, comprising many layers of government. But what space is there for affordability in Halton's growth plan? When it comes to affordability, what are you doing to make sure these developments in Halton's growth plan serve residents, not just investors?

Halton Region is committed to ensuring greater housing affordability for current and future residents. [Section 86\(6\) of the Regional Official Plan](#) requires Halton to plan to achieve a new housing unit completion mix of at least 50 per cent apartment and townhouse units annually and to achieve an affordable housing unit completion mix of at least 30 per cent annually.

Through the Region's Official Plan Review, staff is considering what other changes may be appropriate to further address housing affordability. Housing affordability is a complex issue that requires the collaboration of all levels of government and a combination of supportive policy instruments and approaches.

As an example of one such tool, the Provincial Government recently provided municipalities with a new tool called inclusionary zoning. Inclusionary zoning is a planning tool that enables municipalities to require that large-scale residential developments in the areas around higher order transit stations (like GO stations) include a certain proportion of affordable units. As part of the Region's Integrated Growth Management Strategy, Halton recently adopted Regional Official Plan Amendment No. 48. This amendment enables Halton's Local Municipalities to implement inclusionary zoning. More information on ROPA 48 is available on the [project page](#).

61. How is the “efficiency” of employment land use measured? i.e. parking vs. multi-level parking, landscaping.

Pages 31-32 of [Appendix B](#) in the [IGMS Growth Concepts Discussion Paper](#) includes a description of the various employment uses forecast as part of the Growth Concepts. Assumptions relating to the density of “employment land employment” by Local Municipality are identified in Tables 26 and 27.

Parking design and landscaping requirements are the responsibility of the Local Municipalities.

62. Growth Concept 3 means almost 45,000 more population growth in Oakville than Concept 4. That means over 26,000 more apartment units in Concept 3 than 4. In the 2016 Census, Oakville only had about 11,000 apartments. Concept 3 delivers the equivalent of over 130 additional apartment buildings of 200 units in intensification than Concept 4. How will such a dramatic shift affect the community character in Oakville?

The character of the communities would change as they would become more walkable, buildings may be higher in the form of mid-rise and high-rise buildings and there will be a greater mix of uses and amenities (i.e., sites that have office uses, commercial uses, and residential).

The Growth Concepts are based upon detailed studies completed by the Town of Oakville with respect to the appropriate locations in which to focus intensification and the unit potential in these areas, augmented by analysis from a region-wide perspective.

63. What are you doing to meet or set green development standards?

As part of the Regional Official Plan Review, Halton Region is considering promoting green development standards for Local Municipalities within their Climate Change Policy Directions. Some Local Municipalities already have Green Development Standards or Guidelines, and some are in the process of creating them.

64. Does the plan include the character of developments? Where and how can we describe standards or aspirations that will control against cookie cutter intensification and non-descript development in favor of reflecting unique, rich community characteristics and cultures of Indigenous people and early inhabitants as well as cultures of more recent residents?

The character of developments such as site design, building design, and protection of community character is addressed by the Local Municipalities and they are responsible for implementing the general policy direction provided by the Growth Plan and Regional Official Plan.

65. Will you be taking into account feedback from age-friendly housing work that the region is funding and housing consultations such as the one Burlington conducted? For example, the Burlington conversation called for increasing the # of 1 bedroom or even studio co-op units to accommodate the aging population who require fewer bedrooms than current co-op stock.

The Preferred Growth Concept will be addressing the range and mix of housing in Halton going forward. Any housing information Burlington, or the other Halton Municipalities, identify as important and choose to provide, their input will be considered. Regional staff are monitoring the Burlington study and assisting as appropriate.

66. What plans does the Region have to invest in a transit system that will support the levels of intensification proposed?

In 2017, the “Mobility Management Strategy for Halton” outlined a strategy to guide the evolution of a region-wide inter/intra-transportation network over the next 25 years.

In 2019, the Region completed the Defining Major Transit Requirements in Halton study. This study built upon the Mobility Management Strategy by supporting the vision established in the Mobility Management Strategy for a multi-modal transportation network and identified where Regional infrastructure investments need to occur in order to unlock transit-oriented growth

The study evaluated the existing and proposed regional transit nodes, higher-order transit stations, and surrounding areas (i.e., Major Transit Station Areas) that are planned for intensification to unlock the development potential by identifying high-level opportunities to improve access and facilitate necessary first-mile/last-mile connections.

The Mobility Management Strategy and Defining Major Transit Requirements in Halton was a key input into the Regional Official Plan Review and will inform the Region’s Multi-Modal Transportation Master Plan.

The next step of the Defining Major Transit Requirements study was to prepare, in collaboration with the Local Municipalities, a study to identify options to operationalize the transit priority network to 2031, as outlined in [Report LPS45-19/PW-18-19](#).

67. How can there be any secure estimation of growth 30 years ahead?

The Province has established these forecasts based on their modelling criteria. Schedule 3 of the Provincial Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 provides employment and population forecasts to 2051 for upper and single-tier municipalities.

68. How will Halton Region rationalize the growth strategy between the municipalities if each opts for a different growth concept given that they appear dependent upon each other to reach the Region`s targeted overall growth?

Based on the feedback received to date and further analysis, the Region will develop the preferred Growth Concept to be implemented through the Regional Official Plan Review. The positions of the Local Municipal Councils will be taken into consideration, and the local plans and priorities will be reflected to the extent possible in the development of the Preferred Growth Concept.

69. How much input do local municipalities and residents have in this process knowing that these are targets subject to change as the region grows and develops?

All feedback received from Local Municipalities and residents will be considered when developing the Preferred Growth Concept.

70. What assurance do residents have that if they support directed growth, there will be a concerted effort to protect stable neighbourhoods, urban forests and greenspaces? This is especially underscored given the current climate at the LPAT to be developer centric.

The protection of stable neighbourhoods, urban forests and greenspaces are all important considerations in the development of the Preferred Growth Concept. The Regional Official Plan will provide direction to the Local Municipalities in updating their Official Plans.

71. Could you please clarify what Designated Greenfield Expansion means? Does it mean we are protecting Greenfields or does it mean conversion of Greenfield areas into residential/employment areas?

Designated Greenfield Expansion refers to the conversion of Greenfield areas (i.e., undeveloped areas outside of urban areas) into residential/employment areas.

72. Do these key findings for the protection of employment areas take the shift to remote work options knowing that recent polls suggest that at least 60 per cent prefer remote or the option of flexible and/or remote work options in the future?

One of the most significant impacts of the COVID-19 pandemic was the dramatic shift to remote work. While the number of people currently working remotely will not remain as high as is at present, there is growing evidence to suggest that a proportion of the workforce will continue to work remotely. The Growth Concepts have been developed in consideration of this trend.

73. Are apartments designed to replace old Milton for intensification? Is that the area that is being planned for apartments in Milton? It didn't seem like there were a lot of areas in Oakville planned for this kind of intensification.

The Growth Concepts all direct significant growth within existing built-up areas as required by the Provincial Growth Plan. This includes the Downtown Milton Urban Growth Centre, which is focused on the Milton GO Station. Several other areas are identified throughout the Region for intensification, including:

- the Downtown Burlington and Midtown Oakville Urban Growth Centres;
- several Major Transit Station Areas, including the Bronte, Appleby, and Aldershot GO Stations on a Priority Transit Corridor; and

- other strategic growth nodes, including Uptown Core in Oakville; Uptown Urban Centre in Burlington; Milton Education Village; and the Hospital District and Palermo Village in Oakville.

74. What is the average cost of a 2 or 3 bedroom apartment in Halton? Is this an affordable housing option for families?

Based on 2020 housing data from the Canadian Mortgage and Housing Corporation, the average rent for a two and three-bedroom unit in Halton Region is \$1,636 and \$1,746, respectively.

Based on 2020 housing data from the Municipal Property Assessment Corporation, the average cost of purchasing a new house, i.e., an apartment, townhouse, semi-detached or single-detached unit, is \$643,680, while the average cost of purchasing a resale is \$960,576.

Halton Region is committed to ensuring greater housing affordability for current and future residents. [Section 86\(6\) of the Regional Official Plan](#) requires Halton to plan to achieve a new housing unit completion mix of at least 50 per cent apartment and townhouse units annually (forms strongly correlated with affordability) and to achieve an affordable housing unit completion mix of at least 30 per cent annually.

75. What are the relative climate change and environmental impacts from the different mixes of residential housing, i.e., the percentage of single units versus apartments?

Based on the Greenhouse Gas (GHG) emissions analysis, single-detached homes use more energy in comparison to apartment units and as a result, produce more GHG emissions.

76. According to the StrategyCorp COVID-19 presentation, Halton is 78 per cent families. How does the significant shift to apartments as the main form of housing meet the needs of future Halton families?

Apartment units can be sized and designed to accommodate a more diverse mix of household sizes and can be suitable for families. This provision of family-sized apartment units with appropriate amenities for families is necessary to implement this shift in housing mix and housing type in the Region to accommodate 2031-2051 growth.

77. With the statement that no growth concepts will include the Natural Heritage Protection areas, it is an extremely small percentage of the area, it has to be expanded into the greenbelt areas, is this being considered?

The Regional Natural Heritage System will be protected in any future development, and this is an assumption of all of the Growth Concepts. Urban expansion into the Provincial Greenbelt is not permitted and is not being considered under any of the Growth Concepts.

78. If comprehensive GHG modelling is only undertaken for the Preferred concept, is there a benchmark the preferred concept would have to meet, or else it would lose the "preferred" status?

All of the supporting technical studies are being completed on the Preferred Growth Concept and will need to cumulatively support it, but may identify aspects of the Preferred Growth Concept that should be adjusted.

There is no specific benchmark from a GHG emissions perspective—although there may be general benchmarks, such as the Paris Accord, however, an analysis will be conducted as to whether the Preferred Growth Concept is supportable from a GHG emissions perspective.

79. How do parks, schools and other community services work with intensification? How do you ensure there are the appropriate services to address the new populations being added to existing neighbourhoods?

The amount of intensification (e.g., construction of high-density apartment units) identified in each Growth Concept has been informed by detailed work completed by the Local Municipalities. This includes planning for the servicing needs related to the planning of parks and local amenities such as recreation and cultural facilities and schools.

The Local Municipalities have provided the Region with feedback throughout the Integrated Growth Management Strategy to determine how Halton will grow.

80. The Initial Assessment Summary for employment area conversions was released in Feb 2021. Can you speak to the timing of when the final assessment and/or recommendations for employment area conversions will be released (as part of the Preferred Growth Concept Discussion Paper or prior to)?

The final assessments and recommendations for employment conversion requests received will be presented to Regional Council through the report presenting the Preferred Growth Concept. Please note that, in addition, several employment conversions were adopted by Regional Council through Regional Official Plan Amendment (ROPA) No. 48.

81. Have you factored in the emissions from people's backyard fires (open burning)?

No. These are not typically included in emissions inventories, primarily because they are difficult to quantify.

82. What is the degree of certainty for the GHG emission data? Can you let us know where in the documents the Region has produced, it's explained in detail?

The modelling inputs for this exercise were derived from sophisticated energy and emissions modelling performed for Halton Hills. The modelling outputs were compared to emissions inventories performed for the Region by The Atmospheric Fund for accuracy. The degree of certainty in their accuracy is high. The comparative GHG emissions assessment has been added to the [ROPR webpage](#).

83. Has the Halton Conservation Authority provided comments on the level of FLOODING anticipated under each of these concepts?

Conservation Authorities have been included in the consultation process for the Growth Concepts and their comments related to natural hazards, which includes flooding, will be considered in the Preferred Growth Concept.

See the response to Question #86 below with respect to how flooding was addressed.

84. How do you propose reducing GHG from large residential buildings that heat with gas?

This was not part of the greenhouse gas emissions comparative assessment. However, building retrofits to energy efficient electric heating and cooling systems and ensuring new buildings' heating and cooling systems are efficient and use electricity are strategies that would reduce emissions from gas-using buildings.

85. Has there been a study or tracking of Oakville downtown changing from one-way streets to two-way streets?

This has not been addressed by Halton Region, as this is a local Oakville matter that is best directed to the Town of Oakville.

86. How are costs related to potential increased flood damage and other extreme weather events incorporated into the financial impact analysis? If this analysis is not being considered, why not?

No, this has not been incorporated in the fiscal impact analysis. However, the impacts of climate change have been considered through other technical studies completed as part of the [IGMS Growth Concepts Discussion Paper](#).

- **[Appendix A: Climate Change Lens](#)** – This analysis identifies themes and measures in the evaluation framework that address climate change mitigation and adaptation. Importantly, the analysis describes how the Growth Concepts address key climate change related themes/measures.
- **[Appendix H: Natural Heritage and Water Resources Screening and Option Assessment](#)** – Technical screening assessment of the impacts of potential settlement boundary expansions presented in the Growth Concepts on the Region's Natural Heritage System and Water Resource features and areas. A further impact assessment will be undertaken for the Preferred Growth Concept. The analysis supports the qualitative evaluation of the Growth Concepts and will help determine the location of future settlement areas.

87. With the new population coming to Oakville (within the existing urban boundary), how would this impact demand on schools, parks, community centres, traffic, etc.?

Providing parks, schools, and other community services are done through the planning process undertaken by the Town of Oakville. When developing the Growth Concepts, the allocation of population to policy planning areas was informed by work completed by the Local Municipalities, which included consideration for the demand on community services.

88. What is the market for Offices particularly in a post-COVID era? All Employment Area densification relies on major office development but that might be wishful thinking - so how to shift the growth paradigm?

One of the most significant impacts of the COVID-19 pandemic was the dramatic shift to remote work. While the number of people currently working remotely will not remain as high as is at present, there is growing evidence to suggest that a proportion of the workforce will continue to work remotely. The Growth Concepts have been developed in consideration of this trend.

89. How are natural assets and the value of existing green infrastructure being analyzed when comparing these growth options? There will be a loss of ecosystem services and the potential need to compensate with engineered/manmade solutions.

Details on the Natural Heritage System Review are provided in [Appendix H](#) of the [IGMS Growth Concepts Discussion Paper](#).

Ecosystem Services as an evaluation (i.e., valuation of ecosystem services through a modelled approach) are not expressly included. Elements and functions which are considered as part of the Ecosystems Services concept are being included, but not with a monetary value applied, as is done through an Ecosystem Services approach.

90. Why are so many cookie-cutter houses being built in Oakville recently and when will it stop and transition to more diverse and eco-friendly designs?

The character of developments such as site design, building design, and protection of community character is addressed at the local municipal level.

91. Why are energy management solutions that allow buildings to manage temperature, etc., and help control gas emissions, not in consideration?

This detailed analysis was out of scope for the analysis, which was intended to provide sufficient information to allow a comparative assessment of the overall greenhouse gas impact associated with each of the growth concepts.

92. Will this Plan Review include a transparent analysis from the insurance industry about how these various Concepts will affect future residential and commercial insurance policy premiums, exclusions, refusals to insure?

Analysis of the Growth Concepts from an insurance perspective is not something that would typically be undertaken in this kind of land use planning initiative. However, health and safety are important considerations in planning and the insurance industry is welcome to provide input on any aspect of the ROPR project.

Region-Wide - June 29, 2021 from 7-9 p.m.

93. I would be interested in hearing more about the conclusion that the 3.3 per cent difference between Option 3A (and B) and 4 is significant.

This is referring to the tonnes of carbon dioxide. The 3.3 per cent difference is equivalent to 100,000 tonnes of carbon dioxide in just the year 2051. That's approximately the amount of emissions released from 23,000 typical Ontario homes.

94. Do we have published data on how Halton is doing on CO₂ and GHG emissions? Any published data on UN Sustainable Development Goals? Is this data published as Open Data on Halton's website?

Based on our consultant's findings, Halton Region produced 4.3 mega-tonnes of carbon dioxide equivalent in 2018; this data is not currently published on the Region website. Halton Region supports the United Nations Sustainable Development Goals. The Region aligned specific UN goals to the five themes in the Region's Strategic Business Plan 2019-2022 and will include these goals as part of the measurement and reporting on the Strategic Plan.

95. Regarding the GHG modelling, how will the post-selection modelling be used? I thought the modelling would be thorough to assist with the decision making process?

The GHG emissions assessment was completed based on Council Direction provided on April 21, 2021 at a level sufficient to allow a comparative assessment of the GHG emissions impact associated with each of the Growth Concepts. This was completed to assist in the public consultation and decision-making process. A full GHG emissions assessment will be prepared for the Preferred Growth Concept.

96. How do we ensure the low-rise housing remains affordable for everyone who wants to stay in Halton to raise their future families?

The Region recognizes that housing affordability is a growing concern for many residents. In response, the Growth Concepts propose a range and mix of housing options from low to medium-density housing in designated greenfield areas to high-density housing in the built-up area all of which can be suitable for families of different sizes and income levels.

97. I wondered if developers are taking into account options for low carbon infrastructure, while they are designing for densification in option 3.

As part of the Regional Official Plan Review, Halton Region is considering promoting green development standards and low-impact development for Local Municipalities within their Climate Change Policy Directions. Some Local Municipalities already have Green Development Standards, and some are in the process of creating them. Green development standards and low-impact development provide opportunities for developers to build low-carbon communities through green infrastructure and other strategies.

98. Why are the participating politicians allowed to vote in the survey?

Public Information Centres are open for everyone to participate and provide feedback on the Growth Concepts.

99. Can you provide the formula or protocol used in the GHG calculations?

The high-level comparative emissions analysis was based on detailed Halton Hills emissions data and scaled up for Halton Region. The GHG assessment is found on the [ROPR webpage](#).

100. There is a strong feeling that converting conventional cars/trucks to EVs will be better for the environment. However, isn't that just pushing the climate bill to end consumers? Under no circumstances will the Electric prices and costs remain the same with increasing demand for EVs and consumption in other sectors and also escalating Federal and Provincial fiscal debt. How is that considered a fair option to the end consumers? And how exactly are we helping the climate with the batteries that cannot be disposed of effectively and have we considered this factor within the environmental analysis?

A holistic approach to mobility planning is being taken to provide more travel options to citizens. These include improved public transit, more active transportation infrastructure and programming, and electrification of vehicles. As our cities and regions have been constructed to accommodate cars (more so than people), EVs are an important part of the short-term solution to transportation emissions reductions. EV batteries' materials are highly recoverable.

101. What would happen if the Region said to the Province, no, we are not going to enable this many people? What is the risk?

The Region has a legislative requirement to conform to Provincial policies by July 1, 2022. The Province has identified population and job forecasts to 2051 that the Region must accommodate in their Regional Official Plan. The Region's approach is designed to meet the legislative requirements.

102. Can the Building Code be improved to promote better insulation and building materials in new homes so heating won't be such a demand on energy in the future? All possible options to reduce our dependence on heating fuels of all types must be used.

While this is not directly related to the Growth Concepts, there are ways to promote better insulation and building materials in new homes through the Building Code and that is a different process than what is being considered through the Growth Concepts.

103. What is a "triple bottom line" approach?

The triple bottom line is a business concept that commits to measuring social and environmental impact—in addition to financial performance—rather than solely focusing on generation profit or the standard “bottom line.”

