

Preferred Growth Concept – Commonly Asked Questions & Responses

The feedback from Local Municipal Councils and staff as well as the broader public discussion on the Draft Preferred Growth Concept has generated a number of questions that require clarification. Regional staff have prepared the content in this document in response to these frequently asked questions.

This document, in addition to the Draft PGC Report, provides important information that supports the approach to accommodating growth to Halton to 2051 as reflected in the Preferred Growth Concept.

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## Applying the Provincial Land Needs Assessment Methodology

#	Question	Response
1.	<p><b>What is the Provincial Land Needs Assessment Methodology?</b></p>	<p>The Province has established a standard methodology for assessing land needs to implement the Growth Plan, which must be used by the Region to assess the quantity of land required to accommodate growth to the 2051 planning horizon. A Land Needs Assessment must be prepared and submitted to the Province to provide the rationale for any additional land proposed under the Preferred Growth Concept recommended by the Region (Growth Plan Section 2.2.1.5). As part of the evaluation of the Growth Concepts, the Region produced a Land Needs Assessment and Municipal Allocation report, which provided information and analysis to facilitate the comparative evaluation of the Growth Concepts, consistent with the Provincial LNA Methodology, and which was updated for the Preferred Growth Concept. This Land Needs Assessment must also adhere to all other relevant policies of the Growth Plan.</p> <p>The Land Needs Assessment (LNA) Methodology notes the emphasis of the Growth Plan on intensification first and optimizing existing urban land supply, and sets out the requirements that must be completed as part of the municipal comprehensive review (MCR) to determine the total quantity of land needed to accommodate forecasted growth. The methodology provides the key components to be completed to ensure sufficient land is available to: accommodate all market segments; avoid housing shortages; consider market demand; accommodate all employment types, including those that are evolving; and, plan for all infrastructure needed to meet the objectives of complete communities.</p> <p>The Growth Plan forecasts are to be used by the Region for establishing a market-based supply of housing. It is noted that while it may be necessary to adjust the housing projection in the LNA to meet the Growth Plan targets, providing a market-based supply of housing, while conforming to the Plan, is an objective. The methodology specifies that the Region must designate all land required to 2051, to provide sufficient land to accommodate all market segments to avoid shortages that would drive up housing and employment land costs.</p> <p>The LNA Methodology outlines that when determining the need for additional Community Area land, conformity with the intensification and density targets of the Growth Plan must be achieved, which may require the adjustment of</p>

#	Question	Response
		<p>the mix of housing types, while ensuring the provision of a market-based supply of housing to the extent possible.</p> <p>The LNA Methodology also states that municipalities should ensure that employment lands (i.e. Employment Area) are provided in sufficient quantity to meet overall employment demand, and that they include attributes important to businesses, including:</p> <ul style="list-style-type: none"> <li>• servicing;</li> <li>• visibility, access to highways, proximity to other major goods movement facilities, as well as public transit access;</li> <li>• a range of sizes of available sites to meet market choice, including vacancy factors for lands that may not develop by 2051; a sufficient supply of large parcels to accommodate land extensive uses; and strategic sites to attract investment that may otherwise locate outside Ontario;</li> <li>• proximity to sensitive uses (i.e. land use compatibility).</li> </ul>
2.	<p><b>What assumptions are made in the Land Needs Assessment and what risks and associated degrees of error exist based on these assumptions?</b></p>	<p>All assumptions which go into the LNA are the same as all those which ground all IGMS work and background forecasting (Schedule 3, Growth Plan, Provincial Policy). The key assumptions for the LNA work are the household formation rate assumptions, which in turn provide the persons per unit (PPUs). At the Regional level this is closely linked to the primary residential demand figure. The LNA has been undertaken in accordance with standard method which may have short term variations in the number of households relative to population growth, but over the long term is relatively reliable.</p> <p>Another key assumption is the land supply based on existing secondary plans and other assumptions regarding the future development within the built up area and the DGA for both housing and employment. There is little risk associated with this work.</p> <p>The most important step in the LNA is the allocation of housing demand to the available supply which requires assumptions regarding the rate of intensification, the location of development within the Region, the housing mix within the Region, and for employment, the types of employment within the Region. The allocations rely on significant shift in the housing market occurring in favour of apartment units relative to the past. Though we have a reasonable handle on the demand on the forecast, housing market cycles can be somewhat unpredictable.</p>

#	Question	Response
		<p>As such, the timing of the development is less so reliable than the occurrence of it.</p> <p>The results of this allocation work in the LNA also produces an amount of land required for urban expansion. The need for this land is driven by ground related housing which has a high level of certainty over the long term. Though again, the timing is less certain. The same is true of employment, where land need is driven by employment land employment and the need for industrial type buildings which is certain in the long term, once again, but the timing of which this demand will occur is variable.</p> <p>The density assumption associated with the additional urban land is based on current development patterns in Halton. To be using these assumptions is very reasonable.</p>
3.	<p><b>In what way are the Land Needs Assessment Methodology, assumptions and underlying data prescribed by the Province? What non-prescribed assumptions have been made and what is the premise of any and each?</b></p>	<p>All of the key assumptions and steps described in the response above are prescribed by the Province.</p> <p>There are prescribed methods around identifying the demand and supply of both residential and employment land portions. However, some of the geography is less prescribed, such as the share of urban expansion lands divided between Milton and Halton Hills for example. As well, the shares of development that are allocated to each of the municipalities is up to the Region and not set out by prescribed methods, particularly in intensification contexts.</p>
4.	<p><b>How long is the existing supply of current urban designated land expected to last before requiring new additional greenfield land to accommodate ground-related housing?</b></p>	<p>Based on the Region's Draft Land Needs Assessment prepared in 2021 in support of the Preferred Growth Concept, the current supply of designated urban greenfield land is expected to last up to 2036 for both community and employment land needs. According to the Land Needs Assessment Methodology and as confirmed by Provincial staff, however, municipalities <u>must designate all land required</u> to accommodate growth to 2051.</p>
5.	<p><b>What is the definition of 'Apartments'? What is meant by 'Apartments in Apartment Buildings' in the Land Needs Assessment?</b></p>	<p>Apartments are typically defined as one of two dwellings that are located one above the other such as stacked townhouses. Although apartments can be located in a building fewer than five storeys, more commonly, apartments are located in high-rise buildings that are five or more storeys.</p> <p>In the Land Needs Assessment, the term 'Apartments in Apartment Buildings' is not a Statistics Canada term but was applied by Hemson to describe all apartment units except those which are considered accessory apartments.</p>

#	Question	Response
		Any multiple dwelling units that are not otherwise a rowhouse or accessory unit are apartments in a building.
6.	<p><b>Why do the forecasts in the Land Needs Assessment look back 20 years? How does this account for the shifts seen in the housing market in the last 5 to 10 years?</b></p>	<p>The Land Needs Assessment reviews the historical and forecast market demand for housing units in Halton. Although there has been some upward shift in the row house shares over the last 30 years and a significant increase in the share of apartments in the recent 10 years within the Halton market, when taking a 20-year view of housing preference cycles (shifts in preference of housing types based on affordability, lending rules, and the general economic and employment conditions of the time), the Land Needs Assessment identifies a historical 20-year market-based housing mix for Halton of approximately 50 per cent singles and semis, 30 per cent rowhouses, and 20 per cent apartments. Generally, looking at a longer historical period provides for a more complete market cycle when compared to a shorter period of five to ten years</p> <p>However, it is important to note that the Land Needs Assessment does not rely on or simply carry forward the historical and forecast market-based demand for housing. It is a baseline comparison required as part of the prescribed methodology. In accordance with the policies of the Growth Plan and other key principles set out in the IGMS, the Land Needs Assessment identifies planned housing unit growth in Halton between 2021 and 2051 occurring as 23 per cent singles and semis, 25 per cent rowhouses, and almost 50 per cent apartments, with additional growth in accessory dwelling units. This represents an ambitious shift from the market-based housing mix identified, toward accommodating a significant amount of growth in Halton through apartments.</p> <p>This approach that supports intensification and other planning objectives while considering a market-based supply to the extent possible is consistent with the Provincial LNA Methodology and the Provincial Policy Statement, 2020.</p>
7.	<p><b>There were a series of technical questions, including some generated in report prepared by Kevin Eby and Victor Doyle shared with staff in the summer of 2021 about the assumptions on how land needs were being calculated.</b></p>	<p>Staff addressed many of the points raised by Mr. Doyle as well as Mr. Eby in <a href="#">Attachment #12</a> of the information package that was provided as part of the November workshop meeting of Council.</p> <p>The detailed questions and responses are listed below in Questions 9 to 22 below and the questions Planning for New Employment Areas in the Designation Greenfield Areas section.</p>

#	Question	Response																					
	<b>Has staff generated a response to these questions?</b>																						
8.	<b>Halton's growth has been lower than forecast growth between 2011 and 2020. There is a pattern with other Growth Plan municipalities falling short of forecasted growth. Does this trend need to be accounted for?</b>	<p>The 2005 Forecasts in the 2006 Growth Plan were based on 2001 base data. For Halton these forecasts indicated growth from 2011 to 2021 of 130,000. From the known 2011 population to the currently estimated 2021 population represents population growth of 104,000, a difference of about 20%. This is not an unusually large variation when comparing growth increments (rather than total populations) and mixing different base years. The same calculation in the rest of the GTAH only shows Hamilton closer to the forecast than Halton, while Toronto and the other 4 Regions have a much wider variation. The previous set of forecasts used for the GTA regional plans (and brought into the Halton Regional Plan through ROPA 25), underestimated growth in Halton from 1996 to 2011 at 150,000 versus an actual growth in the period of 167,000. The question seems to imply there has been a consistent pattern of forecasts exceeding growth. Over time, there is no clear pattern one way or the other.</p>																					
9.	<b>The Ministry of Finance forecasts appear more accurate than those provided in the Growth Plan. Why doesn't Halton use those to plan for growth to 2051 in particular if the Growth Plan projections are overstated?</b>	<p>The Ministry of Finance projections are not forecasts or predictions. The projections are prepared by a standardized method for all 52 Census Divisions in Ontario and in large measure reflect a continuation of the patterns of migration and population growth over the prior 5 to 10 years. The projections take no account of planning or growth plan policy, infrastructure capacity, housing affordability, the Greenbelt or other matters that influence the patterns of growth. The projections are updated every year with a major update every five years. To test the hypothesis in the question, which forecast vintage should one choose, the following are 2041 and 2046 projections from some of the recent Ministry of Finance Projections. Notably the results vary widely from year to year.</p> <table border="1" data-bbox="708 1461 1292 1892"> <thead> <tr> <th colspan="3" data-bbox="708 1461 1292 1549">Selected Ministry of Finance Projection Results for 2041 and 2046 (where prepared) for the Region of Halton</th> </tr> <tr> <th data-bbox="708 1549 911 1598">Year Published</th> <th data-bbox="911 1549 1081 1598">2041</th> <th data-bbox="1081 1549 1292 1598">2046</th> </tr> </thead> <tbody> <tr> <td data-bbox="708 1598 911 1661">2015 Projections</td> <td data-bbox="911 1598 1081 1661">1,003,000</td> <td data-bbox="1081 1598 1292 1661">Projections only to 2041</td> </tr> <tr> <td data-bbox="708 1661 911 1724">2016 Projections</td> <td data-bbox="911 1661 1081 1724">898,000</td> <td data-bbox="1081 1661 1292 1724">Projections only to 2041</td> </tr> <tr> <td data-bbox="708 1724 911 1776">2019 Projections</td> <td data-bbox="911 1724 1081 1776">818,000</td> <td data-bbox="1081 1724 1292 1776">872,000</td> </tr> <tr> <td data-bbox="708 1776 911 1829">2020 Projections</td> <td data-bbox="911 1776 1081 1829">830,000</td> <td data-bbox="1081 1776 1292 1829">892,000</td> </tr> <tr> <td data-bbox="708 1829 911 1892">2021 Projections</td> <td data-bbox="911 1829 1081 1892">888,000</td> <td data-bbox="1081 1829 1292 1892">959,900</td> </tr> </tbody> </table>	Selected Ministry of Finance Projection Results for 2041 and 2046 (where prepared) for the Region of Halton			Year Published	2041	2046	2015 Projections	1,003,000	Projections only to 2041	2016 Projections	898,000	Projections only to 2041	2019 Projections	818,000	872,000	2020 Projections	830,000	892,000	2021 Projections	888,000	959,900
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		<p>In so far as the forecasts may exceed actual growth or actual growth may exceed the forecasts, there could be an under-designation or over-designation of land for residential or employment purposes. However, while we are undertaking 30-year planning, we do not just let development occur (or not) for 30 years and then have a look to see how it all worked out. Full MCRs with the designation of lands occur about once every decade. There is likely to be another MCR around 2031 that will work to a 2061 planning horizon. During that process any necessary adjustment to land needs will be undertaken. That is, a course correction every ten years or so will avoid any large shortfalls or excess in urban land designations. Just as today, the lands originally planned to accommodate growth from 2021 to 2031 in Halton will now be developing well into the 2020s, and will accommodate growth until the late 2030s. The land designations proposed through the current process are only the additional required to accommodate growth through to 2051.</p>
10.	<p><b>Using a 30-year horizon to plan for housing, employment and associated land needs is unprecedented in Ontario, and is a new practice which carries significant risk given the uncertainties associated with longer-term predictions. In particular there have been dramatic shifts in housing types and employment trends in the 30 years between 1991 and 2021.</b></p> <p><b>For example, the share of jobs on Employment Land between 1991 and 2021 was 27%, but 51% before 1991; single/semi-detached housing comprised more than 70% of starts before 1991, 60% in 1991-2011, but only 38.5% of all new residential units for the last 10 years (2011-2021).</b></p> <p><b>This would suggest prudence is required given the uncertainty of forecasting and</b></p>	<p>In the past, land planning has been done on 20 and occasionally 25-year time lines. The difference of going to 30 years is not that great. This approach is mandated by the Province, so the Region does not have any choice but to plan for 30 years as required.</p> <p>While the report may speculate about reduced immigration levels lasting for some time, it appears that the migration hiatus will only be about 1 year. The current federal government, supported by both major opposition parties (in the current election), is proposing over 400,000 immigrants this year and next, the highest number since Laurier offered free land to European immigrants just prior to the First World War. The current proposed immigration levels are far higher than those embedded in the forecast. The prudent position today would be that population growth for the first half of the 2020s will be at least that in the forecast, if not higher.</p> <p>The LNA work presented to date is in fact a very conservative approach. The work does rely on data up to the most current available. The assumptions are reasonable and contingency factors have not been applied in the LNA analysis.</p>

#	Question	Response
	<p><b>the short-term impact of the pandemic on immigration levels, which will result in lower growth rates for several years, if not longer. Has this been factored in to Halton's work to date?</b></p>	
<p><b>11.</b></p>	<p><b>What are the implications in relation to over-designation of land if Halton does not achieve the growth it is mandated to achieve as identified by the Provincial Growth Plan? Are there financial implications for Halton Region and its municipalities?</b></p>	<p>Infrastructure in the Region of Halton, as elsewhere, is typically only built when necessary as opposed to following a predetermined schedule. The lands originally planned for development from 2021 to 2031 have not yet been provided with trunk services. Planning is well advanced for the first of these 2021 areas, but the later ones are being left until growth approaches. Additionally, Halton through its Allocation Program makes use of front-end financing or pre-payment of development charges. This approach means that, if growth should slow after investments are made, it is the landowners who assume the risk of the lack of revenue stream, not the Region.</p>
<p><b>12.</b></p>	<p><b>Single/semi-detached units comprised only 38.5% of all starts between 2011-2021, whereas the initial draft LNA assumes they will rise to 51.3% (a 30% increase from the last 10 years) and maintain that rate for the next 30 years.</b></p> <p><b>Correspondingly, despite apartments comprising 30.9% of all new units between 2011-2021 the LNA assumes they will fall to 23.3% for the next 30 years (a 24.5% decrease) – while assuming row dwellings will decline from 29.1% to 25.2% (a 13.4% decrease)</b></p> <p><b>Why does the initial draft LNA take a regressive approach relying on averages based on long-ago historical trends to forecast the housing mix 30 years into the future?</b></p> <p><b>It appears to be based on a minor wording change to</b></p>	<p>This is incorrect. The housing mixes quoted are from the market-based housing demand which is a base line comparison now required in the new LNA. These housing mixes are not put forward as being likely to occur and they are not used in any calculation of land need in the initial Growth Concepts Report. The four growth concepts are based on an apartment shares of housing from 2021 to 2051 of 49%, 55%, 61% and 68%, not the rather low 23% attributed to the Growth Concepts work.</p>



#	Question	Response
	introduce “market-based range of housing” into the PPS, which was already implicitly there.	
13.	<p><b>Why doesn't the initial LNA not consider the trend in housing mix of the last 10 years to be “market based”?</b></p> <p><b>What is the rationale for averaging the trend in housing mix with that of the preceding decade to arrive at an average which completely masks the last ten years?</b></p>	<p>In general, ten years will not provide a full market cycle for any of the housing types, while the 15 to 20 years is more likely to do so. The initial LNA and growth concepts report assumes that a ten year or shorter time frame would produce a higher percentage of apartments. However, if this approach had been taken with only a ten-year time frame at the time of Sustainable Halton in 2008, only about an 8% demand for apartments would have been indicated in a market scenario, while a 20 -year average would, at least, have been 12%.</p>
14.	<p><b>What is the rationale for the initial LNA identifying trends to suggest the housing mix is going to reflect the mix that was being realized two decades ago and then continue for the next 3 decades (i.e. that singles/semis are going to increase by 30%, and apartments and row dwellings are going to decline by 24% and 13%)?</b></p>	<p>The purpose is to produce a result that reflects that average and is intended as a theoretical housing mix that might occur in the absence of the Growth Plan. Nothing really turns on the market-based demand forecast. No market based scenario is likely to be dense enough to meet the intensification targets in the Growth Plan. The housing mix needs to be adjusted to meet these targets, and adjusted further if intensification is being planned to exceed the targets.</p>
15.	<p><b>How has the full capacity of the existing housing stock owned by those over 60+ years been accounted for in relation to the forecast for additional singles/semis, and in relation to accommodating the overall population forecast (noting that the persons per unit figure will rise significantly as younger family rearing households occupy this stock)?</b></p>	<p>This has been accounted for in the use of age-specific household formation rates and occupancy patterns.</p>
16.	<p><b>Where is the required affordability analysis and/or what does it reveal (if one has been done) in relation to the median household incomes of projected households and the</b></p>	<p>An affordability analysis is not a required component of the land needs assessment, and has not been undertaken to date, although it is identified as part of projections of housing need. Providing a greater range and mix of housing through the IGMS can contribute to addressing housing affordability, however it is recognized that other</p>

#	Question	Response
	<p><b>costs of the various housing types?</b></p>	<p>tools are required to address the problem. The Region is addressing this through the inclusionary zoning policies for Major Transit Station Areas contained in adopted ROPA 48, and is considering other housing policy approaches to address the challenge.</p> <p>On a unit type basis what we know is that apartments are much more expensive than houses on a per sq. ft. basis, due to significantly higher construction costs. The reason that ownership apartments are less expensive, in general, than houses is that apartment units are nearly always much smaller. Larger family-oriented apartments, necessitated by the intensification policies of the Growth Plan are challenging to build and sell at an affordable price in the current market.</p>
<p>17.</p>	<p><b>The initial LNA provides the Market Housing Type Forecast Housing Mix described in Tables 4 through 7.</b></p> <p><b>Should the Growth Concepts be revised to generally reflect the delivery of this housing mix in all cases? Or if not in all cases, with an analysis of the deviation from this mix that still reasonably meets the projected needs of current and future residents? In general, it appears that the market forecast has occurred after the primary analysis for the concepts – the two need to be reintegrated if not already accomplished?</b></p>	<p>All growth concepts achieve conformity with the targets and policies of the Growth Plan.</p> <p>All growth concepts have been based on an average of 65 residents plus jobs per ha in the Community DGA, recognizing that recently developed greenfield areas in the Region are generally achieving much higher densities than the minimum target contained in the Growth Plan. The mix of housing types is not affected by a choice of Community DGA density up to the 65 residents plus jobs per ha level, since this density can be achieved with nearly all units in ground-related forms.</p> <p>All concepts were also based on the minimum intensification target, with Concepts 1, 2 and 3 testing additional growth in growth nodes and corridors in the existing DGA (referred to as “densification”). A market-based housing forecast was prepared to take the market into consideration consistent with the Growth Plan, and then adjusted to reflect Growth Plan targets and greater rates of densification.</p> <p>A market-based mix has much less apartment housing and much more ground-related housing than is necessary to meet the minimum intensification targets. Because most intensification is in apartment housing, there is no possible scenario that is both a market-based housing mix and achieves the minimum intensification targets. An excerpt from the Growth Concepts Discussion Paper states:</p> <p>“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</p>

#	Question	Response
		<p>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 [total] units to 24 per cent of [total] units. Meeting the minimum Growth Plan intensification targets 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.”</p>
18.	<p><b>How can the number of total housing units stay the same in all concepts?</b></p> <p><b>Should the PPUs by unit type stay relatively fixed in all concepts to reflect the background population forecast?</b></p>	<p>The Land Needs Assessment Methodology developed by the Province directs that the population forecast must be converted into households by way of age-specific household formation rates. This provides the total number of households, the household population and the overall PPU, which are constant across all concepts. The number of households is a social arrangement of people that depends when and how people form families, have children or not, prevalence of divorce, mortality rates and age of widowhood, among others. These factors indicate if there is a household to occupy a housing unit, but none of these factors will vary according to housing type.</p> <p>The number of persons per unit (PPU) does differ depending on the housing mix of each growth concept, with lower PPUs for apartments than for ground-related units. Most of the smallest households already occupy apartments; more apartments in the housing mix means more of the larger households will be in apartments and, as a result, an increase in the PPU. Part of this change to larger households could just be from more two person households overall, though in the higher intensification concepts, an increase in 3 or more person households in apartments would also be needed (also requiring an increase in the size of apartment units).</p>
19.	<p><b>What assumptions are being made with respect to “densification”? For example, adding additional density to already comprehensively planned “new” areas like the Milton Education Village, Boyne</b></p>	<p>The “densification” of existing Community DGA does not necessitate the “re-planning” of areas already planned through Secondary Plans and/or plans of subdivision. Densification simply involves accounting for already planned growth in strategic nodes and corridors, not already accounted for by the Best Planning Estimates to the 2031 planning horizon. An example would be additional apartment units in the Trafalgar Corridor in</p>

#	Question	Response
	<p><b>Secondary Plan, Trafalgar Secondary Plan and the in-progress Britannia Secondary Plan would place unanticipated pressure on planned roads, servicing infrastructure and community services, including parks and schools. Further, these secondary plan areas have been planned with significant community input. Any substantial change to the planned function of these communities as illustrated in Growth Concepts 1, 2 and 3 is not appropriate.</b></p>	<p>Oakville or the Education Village in Milton. These units if located within the Delineated Built-up Area would be counted as intensification, but because these areas are Community DGA the apartment units are not considered “intensification” by definition of the Growth Plan, notwithstanding they are located within Strategic Growth Areas. Not accounting for these units would not provide a complete picture of the growth that is expected to occur within the existing Community DGA, which the Growth Plan requires before considering settlement area expansions.</p> <p>It should be noted that since some existing DGA to 2031 is now expected to accommodate some post-2031 growth, based upon the updated work to address the new growth forecast to 2051.</p>
20.	<p><b>The LNA appears to use contingency factors of 2% for residential, 3% for employment and a 20% gross to net reduction for employment. These factors will affect thousands of acres of land with the 3% contingency factor affecting over 700 acres alone under any of the four growth concepts.</b></p> <p><b>Why are any contingency factors needed given the 30 year planning horizon (a 33% increase over the prior 20 year horizon 2021-41) provides all the contingency and more that anyone could possibly need/want – and when both policy and legislation require at least a review of official plans at least every 10 years?</b></p>	<p>The LNA is not proposing to use contingency factors. The 2% or 3% are long-term vacancy factors. These describe the observed reality that not every parcel of land develops or redevelops into its planned use. This consists of vacant parcels or rural parcels that come into the urban area but do not redevelop at an urban density. The developed urban area of Halton contains a number of large formerly rural lots that do not get assembled or redeveloped over many decades. It is a small amount of land, but it does exist and should be considered in land planning.</p> <p>A contingency factor would be the addition of more land than required in order to provide choice and competition in the market or, perhaps, to account for lands that will eventually develop but may not develop within the planning period. These type of factors have not been used in Halton.</p> <p>The 80% net to gross ratio for employment is an industry standard. The 20% not in the net parcel area represents the land required in an employment area for local roads and utilities, mainly storm water management. This rate is well-established based on observed industrial subdivisions and was agreed to be used for land planning purposes by Halton, Peel and York Regions during the last round of MCR work. The Region of Durham has used a 75% net to gross in the past.</p>
21.	<p><b>Should the Region calculate the need for employment lands using both the LNA employment lands type job</b></p>	<p>The LNA work will determine an employment density that incorporates an appropriate amount of distribution and logistics within the Employment Area.</p>

#	Question	Response
	forecast as well as a land extensive users (e.g. warehousing and logistics) land estimate?	

***The Role of the Province of Ontario in Planning for Halton***

#	Question	Response
22.	<b>Who has the final say on how Halton Region plans for growth through its Official Plan?</b>	The Minister is the approval authority for the Regional Official Plan Amendment implementing the Integrated Growth Management Strategy and Preferred Growth Concept, and may substitute his/her decision for any decision that Regional Council makes. The Regional Official Plan Amendment submitted to the Province must be supported by a Land Needs Assessment prepared according to the Provincial Land Needs Assessment Methodology, and therefore the Minister must be satisfied that the Region's LNA meets Provincial requirements. The Land Needs Assessment that accompanies the Preferred Growth Concept conforms to the Methodology and has identified the need for an urban boundary expansion.
23.	<b>Does the Minister consider requests by landowners in making its decision? What is the nature of the requests received to date?</b>	The Minister, either through formal or informal channels, will receive and consider requests from Halton landowners. At this time a total of 41 requests for urban boundary expansion have been received by the Region from landowners. Of these 41 requests, many include multiple parcels. The subject lands identified within the requests represent a total of approximately 2,000 ha with lands falling outside of what is being proposed as part of the Preferred Growth Concept. In addition to the 41 requests for urban boundary expansion from landowners, there were several comments received from landowners that supported expansion in general areas, without identifying specific parcels. These have not been included in the calculations provided above. All submissions will be available to Council as part of the February staff report.

## Climate Change Objectives and the Preferred Growth Concept

#	Question	Response
24.	<p><b>How does the Preferred Growth Concept address climate change objectives?</b></p>	<p>In 2019, Regional Council unanimously approved a Notice of Motion that declared a climate emergency for the purposes of deepening the Region’s commitment to protecting and improving resiliency of the economy, environment and community from climate change. The Regional Official Plan Review has long-held objectives related to sustainability and climate change that serves as a strong foundation for defining future growth and development.</p> <p>The Preferred Growth Concept builds on the existing Regional Official Plan policies and objectives related to climate change. For example, over 80% of population, housing unit and employment growth is being directed to the existing approved urban areas in line with the approved Regional Urban Structure. This represents an ambitious shift when compared to standards included in the current Regional Official Plan. There is a greater reliance on accommodating growth in apartment buildings as a means to optimize the use of land in the existing urban area. It directs growth to strategic growth areas where public services, infrastructure and transit exist. It allocates significant growth around existing GO stations and other planned higher order transit nodes and corridors to optimize transit investment and operations while mobility objectives. It continues to protect the Natural Heritage System such that 50% of the Region will be protected for natural heritage. It continues to protect considerable prime agricultural areas for farming and food security. All of these components of the Preferred Growth Concept support Council’s climate objectives and the motion declaring a climate emergency.</p> <p>In addition, in concert with the preferred growth concept, there are a series of policy directions being recommended to be implemented by way of amendment to the Regional Official Plan that identify additional policies and actions to address greenhouse gas emissions and climate resiliency.</p> <p>While Concept 3A/3B was evaluated as the concept that generates the least amount of community GHG emissions, as part of its evaluation it did not score well in addressing many other important community planning and housing objectives, some of which are identified in the response to questions related to ‘Accommodating Growth through a Measured Urban Boundary Expansion’ below.</p>

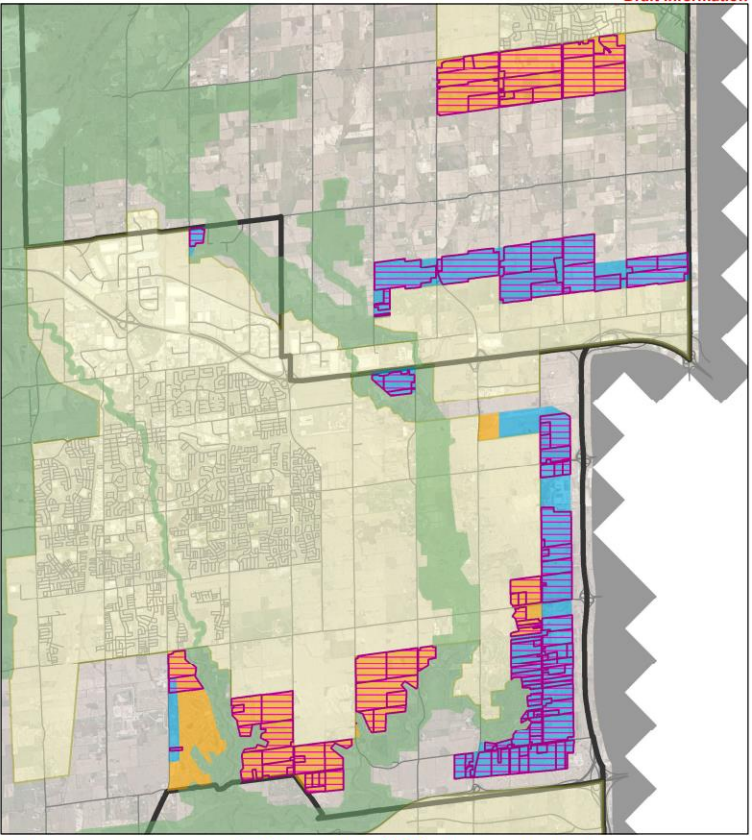
## Agriculture Impacts and the Preferred Growth Concept

#	Question	Response																												
25.	<p><b>Do we have the information about who owns the Farmland? Do we know how many are actual farmer-owned land?</b></p>	<p>We have prepared some initial information related to the ownership of land for just the proposed urban expansion areas as identified in the Preferred Growth Concept outlined in the table below. This data is based on the best available sources including MPAC, Census of Agriculture and Farm Business Registrations and represents staff's best estimate. It concludes that nearly 75% of farmland in the proposed urban expansion lands in Halton Hills and 80% of farmland in the proposed urban expansion lands in Milton are in the ownership of a non-farm entity or holding company. We hope to have the numbers for the whitebelt ownership as part of the Report in February.</p> <p>Please see Appendix 1 – Preferred Growth Concept Whitebelt Ownership Summary Table</p>																												
26.	<p><b>What are the # acres &amp; % of total land is presently used for agriculture:</b></p> <p>a) <b>in the region in total and by lower tier municipality?</b></p> <p>b) <b>under in the preferred growth concept in the region in total and by lower tier municipality?</b></p> <p>c) <b>what is the difference between a &amp; b?</b></p>	<p>Map 1E of the Regional Official Plan identifies Halton's Agricultural System, including the areas identified as Prime Agricultural Areas as well as those areas that are not Prime Agricultural Areas but that are still part of the Agricultural System. While there may be other uses on the lands within these areas (e.g., rural residential, natural heritage areas, open space, etc.), these area provide a general representation of the amount of land where agriculture is recognized as the primary activity and land use at the Regional scale.</p> <p>The tables below provide information on the amount of land (identified in acres) within each of these areas, first under the existing Regional Official Plan and second under the Preferred Growth Concept.</p> <p><u><i>A. Existing Regional Official Plan</i></u></p> <table border="1"> <thead> <tr> <th rowspan="2">Municipality</th> <th colspan="3">Agricultural System</th> <th rowspan="2">Total Halton Area</th> </tr> <tr> <th>Prime Agricultural Areas (% of Total Halton Area)</th> <th>Outside Prime Agricultural Areas (% of Total Halton Area)</th> <th>Total Agricultural System (% of Total Halton Area)</th> </tr> </thead> <tbody> <tr> <td>Burlington</td> <td>11,290 (4.7%)</td> <td>1,710 (0.7%)</td> <td>13,000 (5.4%)</td> <td>46,130</td> </tr> <tr> <td>Halton Hills</td> <td>24,470 (10.2%)</td> <td>15,030 (6.3%)</td> <td>39,500 (16.5%)</td> <td>68,710</td> </tr> <tr> <td>Milton</td> <td>38,680 (16.1%)</td> <td>13,150 (5.5%)</td> <td>51,830 (21.6%)</td> <td>90,310</td> </tr> <tr> <td>Oakville</td> <td>1,330</td> <td>70</td> <td>1,400</td> <td>34,430</td> </tr> </tbody> </table>	Municipality	Agricultural System			Total Halton Area	Prime Agricultural Areas (% of Total Halton Area)	Outside Prime Agricultural Areas (% of Total Halton Area)	Total Agricultural System (% of Total Halton Area)	Burlington	11,290 (4.7%)	1,710 (0.7%)	13,000 (5.4%)	46,130	Halton Hills	24,470 (10.2%)	15,030 (6.3%)	39,500 (16.5%)	68,710	Milton	38,680 (16.1%)	13,150 (5.5%)	51,830 (21.6%)	90,310	Oakville	1,330	70	1,400	34,430
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27.	<p><b>What are the # acres &amp; % of total land are Rural vs Urban:</b></p> <p><b>a) Presently in the region in total and by lower tier municipality?</b></p>	<p>Map 1 of the Regional Official Plan identifies a Regional Structure consisting of mutually exclusive land use designations. The 'Urban Area' designation identifies areas planned to accommodate population, housing, and employment growth. The areas outside of the Urban Area, referred to generally as rural areas here, are comprised of the 'Agricultural Area', 'Hamlet', 'Mineral</p>																																											



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	<p>b) under in the preferred growth concept in the region in total and by lower tier municipality?</p> <p>c) what is the difference between a &amp; b?</p>	<p>Resource Extraction Areas’, and ‘North Aldershot Policy Area’ designations. The Region’s Natural Heritage System (NHS) (made up of the Regional NHS and the Greenbelt NHS), is present throughout the Region in both urban and rural areas and is not represented in the figures below. The figures indicate that the urban and rural areas in Halton together represent about 66 per cent of Halton’s total area. However, it is important to note that given the overlap of the rural area with parts of the Natural Heritage System, over 50 per cent of Halton remains within the Region’s Natural Heritage System.</p> <p>The tables below provide information on the amount of land (identified in acres) within each of these land use designations (net of the NHS and the GTA West Preferred Route within the Preferred Growth Concept), first under the existing Regional Official Plan and second under the Preferred Growth Concept.</p> <p><i>A. Existing Regional Official Plan</i></p> <table border="1" data-bbox="706 919 1455 1308"> <thead> <tr> <th>Municipality</th> <th>Urban Area</th> <th>% of Total Halton Area – Urban</th> <th>Rural Areas</th> <th>% of Total Halton Area – Rural</th> <th>Total Halton Area</th> </tr> </thead> <tbody> <tr> <td>Burlington</td> <td>19,230</td> <td>8.0%</td> <td>7,690</td> <td>3.2%</td> <td>46,130</td> </tr> <tr> <td>Halton Hills</td> <td>8,950</td> <td>3.7%</td> <td>32,130</td> <td>13.4%</td> <td>68,710</td> </tr> <tr> <td>Milton</td> <td>17,420</td> <td>7.3%</td> <td>46,540</td> <td>19.4%</td> <td>90,310</td> </tr> <tr> <td>Oakville</td> <td>25,630</td> <td>10.7%</td> <td>200</td> <td>0.1%</td> <td>34,430</td> </tr> <tr> <td><b>Halton Region</b></td> <td><b>71,230</b></td> <td><b>29.7%</b></td> <td><b>86,560</b></td> <td><b>36.1%</b></td> <td><b>239,580</b></td> </tr> </tbody> </table> <p><i>B. Preferred Growth Concept</i></p> <table border="1" data-bbox="706 1388 1455 1776"> <thead> <tr> <th>Municipality</th> <th>Urban Area</th> <th>% of Total Halton Urban Areas</th> <th>Rural Areas</th> <th>% of Total Halton Rural Areas</th> <th>Total Halton Area</th> </tr> </thead> <tbody> <tr> <td>Burlington</td> <td>19,230</td> <td>8.0%</td> <td>7,690</td> <td>3.2%</td> <td>46,130</td> </tr> <tr> <td>Halton Hills</td> <td>11,000</td> <td>4.6%</td> <td>30,080</td> <td>12.6%</td> <td>68,710</td> </tr> <tr> <td>Milton</td> <td>20,830</td> <td>8.7%</td> <td>43,130</td> <td>18.0%</td> <td>90,310</td> </tr> <tr> <td>Oakville</td> <td>25,630</td> <td>10.7%</td> <td>200</td> <td>0.1%</td> <td>34,430</td> </tr> <tr> <td><b>Halton Region</b></td> <td><b>76,690</b></td> <td><b>32.0%</b></td> <td><b>81,100</b></td> <td><b>33.9%</b></td> <td><b>239,580</b></td> </tr> </tbody> </table> <p>In terms of the difference between ‘A’ and ‘B’, at the Regional level, the amount of Urban Area in Halton overall increases by 2.3 per cent as a result of the proposed</p>	Municipality	Urban Area	% of Total Halton Area – Urban	Rural Areas	% of Total Halton Area – Rural	Total Halton Area	Burlington	19,230	8.0%	7,690	3.2%	46,130	Halton Hills	8,950	3.7%	32,130	13.4%	68,710	Milton	17,420	7.3%	46,540	19.4%	90,310	Oakville	25,630	10.7%	200	0.1%	34,430	<b>Halton Region</b>	<b>71,230</b>	<b>29.7%</b>	<b>86,560</b>	<b>36.1%</b>	<b>239,580</b>	Municipality	Urban Area	% of Total Halton Urban Areas	Rural Areas	% of Total Halton Rural Areas	Total Halton Area	Burlington	19,230	8.0%	7,690	3.2%	46,130	Halton Hills	11,000	4.6%	30,080	12.6%	68,710	Milton	20,830	8.7%	43,130	18.0%	90,310	Oakville	25,630	10.7%	200	0.1%	34,430	<b>Halton Region</b>	<b>76,690</b>	<b>32.0%</b>	<b>81,100</b>	<b>33.9%</b>	<b>239,580</b>
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		<p>Community Area and Employment Area lands in Milton and Halton Hills. There is a commensurate minor decrease of 2.2 per cent in the total share of rural areas in Halton overall.</p>
28.	<p><b>Is it accurate to say that the Preferred Growth Concept results in the loss of 5,000 acres of farm land?</b></p>	<p>The Preferred Growth Concept proposes to remove approximately 2100 hectares (5190 acres) of land currently designated as Prime Agricultural Lands in accordance with the in-force Regional Official Plan for urban (community and employment) purposes. There are many non-agricultural land uses contained within the Prime Agricultural Area proposed to be removed. For example, there are existing non-farm uses such as golf courses, rural residential, commercial and industrial uses, etc. as classified by the Municipal Property Assessment Corporation (MPAC). Based on an initial assessment netting out these non-agricultural uses, the Preferred Growth Concept would remove approximately 1670 hectares (4130 acres) of land that is classified as agriculture or agricultural-related by MPAC.</p> <p><b>IGMS Draft Preferred Growth Concept (Jan 2022)</b>  Farming Properties within the Preferred Growth Concept  <i>Note: Based on MPAC property assessment (Property code)</i></p> <p style="text-align: right;"><b>Draft Information</b></p>  <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Existing Urban Area <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px; margin-left: 20px;"></span> New Community Area <span style="display: inline-block; width: 15px; height: 10px; background-color: #fce5cd; border: 1px solid black; margin-right: 5px; margin-left: 20px;"></span> Farming Properties within PG (MPAC) </p> <p> <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Greenbelt Plan / Niagara Escarpment Plan <span style="display: inline-block; width: 15px; height: 10px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px; margin-left: 20px;"></span> New Employment Area </p> <p style="text-align: right;">0 1 2 4 Kilometers</p>

#	Question	Response
29.	<p><b>For farms proposed to be converted in the preferred growth concept what % of their produce is sold for local consumption and how much is shipped for consumption in markets elsewhere?</b></p>	<p>Specific information on the destination of the agricultural products produced on farms within the Preferred Growth Concept area is not available to Regional staff at this time. More broadly, the most recent Census of Agriculture indicated at 20% of farms in Halton Region reported selling product directly to consumers.</p> <p>More detailed information is available with respect to oilseed and grain production, which is one of the most common farming types in Halton with 97 farms or 22 percent of farms reporting. The Ontario Grain Farmers commissioned a study in 2016 which was updated in 2019 to better understand how grains such as barley, corn, oats, soybean and wheat get distributed from farms in Ontario. Tracking grain distribution is complex due to the wide range of methods of transportation options used. It was estimated that 72% of grains grown in Ontario are used domestically while approximately 28% are exported. Domestically, approximately 39% is used for animal feed, 29% exports, 19% renewable fuels, 12% human consumption and 1% seed.</p>

## The Integrated Growth Management Strategy Process & Technical Studies

#	Question	Response
30.	<b>What analysis has been completed to assess the costs of the Preferred Growth Concept? How does this compare to an option to freeze the urban boundary?</b>	A preliminary fiscal impact analysis of the different Growth Concepts was provided as part of Appendix F of the <a href="#">Growth Concepts Discussion Paper released in February 2021</a> . The general conclusions were that all growth concepts came with substantial costs in terms of provision of new physical and community infrastructure, and the differences in costs were marginal when compared to the overall magnitude of costs to accommodating growth.
31.	<b>What are the implications of not making a decision on the Preferred Growth Concept in February 2022?</b>	<p>Through <a href="#">Report No. LPS51-21</a>, Regional Council directed staff to implement the work plan for the completion of the Regional Official Plan Review, which includes meeting the statutory deadline identified by the Minister as July 1, 2022, for Growth Plan conformity. In Report No. LPS51-21, staff outlined a series of compounding challenges that will result if the Integrated Growth Management Strategy and implementing ROPA is not advanced. Any delay in approval will result in delays to the following:</p> <ul style="list-style-type: none"> <li>• Approval of the New Best Planning Estimates;</li> <li>• Approval of the Water, Wastewater, Transportation Master Plans;</li> <li>• Approval of the Development Charge By-Law Update to reflect up to date costs to service growth;</li> <li>• Approval of Infrastructure Staging and Financing (Allocation) Programs;</li> <li>• Approval of Local Municipal Plan Updates;</li> <li>• Development and approval of Area Specific Plans for New Growth and Intensification Areas;</li> <li>• Other Local Municipal Plans for Community Services, Capital Infrastructure and Development Charges.</li> </ul> <p>In addition to the above, an updated Official Plan is most effective in articulating and defending the public interest through the development application review and approval process. Without an updated official plan, development proponents may be able to more easily demonstrate to the Ontario Land Tribunal how the current Regional Official Plan fails to conform to updated Provincial directives and result in a lack of cohesion if the Plan is not in conformity. Based on the forgoing it remains staffs recommendation to proceed in a fashion that adheres to the deadline established by the Minister.</p>
32.	<b>Why is the Region not considering bringing forward policy changes related to agriculture, natural heritage,</b>	Why is the Region not considering bringing forward policy changes related to agriculture, natural heritage, climate change, etc. until 2023? Aren't these important

#	Question	Response
	<b>climate change, etc. until 2023? Aren't these important considerations for any amendment dealing with growth management?</b>	<p>considerations for any amendment dealing with growth management?</p> <p>The Preferred Growth Concept, if supported by Regional Council, will be addressed through ROPA 49 and will only address aspects of Growth Plan conformity on where and how to grow. The Regional Official Plan currently contains strong foundational objectives and policies related to agriculture, natural heritage and climate change. While these policies may require changes to address conformity with Provincial plans and policies, they also require further discussion with key stakeholders, the public and our municipal and public agency partners. Unlike the growth-related changes in ROPA 49, these policies are not subject to the July 2022 deadline mandated by the Places to Grow Act. This is the approach that has been supported by Regional Council as identified in Report No. LPS51-21.</p>

### ***Accommodating Growth in Existing Urban Areas & the Regional Urban Structure***

#	Question	Response
33.	<b>What proportion of planned growth between 2031-2051 will be accommodated in the existing urban area?</b>	The Preferred Growth Concept directs <b>86% of housing unit growth</b> comprising of over <b>80% of population growth</b> and almost <b>80% of employment growth</b> to the Delineated Built-Up Area and the existing Designated Greenfield Area of the Region. Between 2031 and 2051, urban expansion will accommodate 14% of the housing unit growth 20% of population growth and 20% of jobs.
34.	<b>If the 15,000+ ground-related housing units (singles, semis, towns, rows) are not accommodated within the urban expansion area, how could these units be accommodated in a concept that freezes the urban boundary? What would this look like?</b>	If the 15,500 households that would reside in ground related units in the expansion area described above, were to choose instead to purchase apartment units, these would be the equivalent of about <b>45</b> 30-storey towers of the size of each of <a href="#">the two 30-storey towers currently being proposed at 3064 Trafalgar Road</a> , just north of Dundas Street in North Oakville. These 45 towers would be <u>in addition to</u> the significant growth and densification already proposed through the Preferred Growth Concept and allocated to the existing approved Strategic Growth Areas in the Regional Urban Structure defined through ROPA 48, which will see the equivalent of <b>360</b> 30-storey towers between 2021 and 2051.
35.	<b>Should it be the will of Council to forgo conversion of the land under in the</b>	The Land Needs Assessment identified a shortfall of 15,500 ground-related units (singles/semis and rows) that could not be accommodated within the Delineated Built-

#	Question	Response
	<p><b>preferred growth concept can the 15,500 units be redistributed proportional to the preferred scenario 2051 total population by lower tier municipality rather than entirely to Burlington and how many to each?</b></p>	<p>Up Area (DBUA) or Designated Greenfield Area (DGA). The Draft Preferred Growth Concept proposes to accommodate these units within urban expansion areas.</p> <p>Accommodating these units within the existing urban area would require the equivalent of about 45 30-storey towers. In addition, it would require these households to purchase apartment units, mainly in the DBUA. There are concerns with this approach and its technical feasibility, as it would not provide a sufficient supply of ground-related housing in accordance with the Provincial Land Needs Assessment Methodology. It would also require levels of intensification beyond reasonable market expectations and would likely impact the planned amount and cost of housing, among other things. There is no supporting information or rationale to justify the redistribution. Notwithstanding these concerns, If directed by Council, the potential distribution of this additional growth would require further analysis to determine the most appropriate approach, whether a redistribution proportional to the overall Preferred Growth Concept or one that considers local plans and priorities and areas within the Regional Urban Structure most appropriate for accommodating additional apartment growth. This would not likely be accepted by the Province given its comments related to approach taken by the City of Hamilton.</p>
<p><b>36.</b></p>	<p><b>If the shortfall of 15,500 units is the equivalent of 45 30-storey apartment buildings, given that Burlington is essentially built out, what will be the total equivalent number of 30-storey buildings to accommodate the total 2021 to 2051 allocation to Burlington under a) the preferred scenario b) under 3b, with all residual population being allocated to Burlington?</b></p>	<p>The Preferred Growth Concept identifies a significant amount of growth and densification to Strategic Growth Areas in the Regional Urban Structure defined through ROPA 48. It was noted previously that this growth is equivalent to 360 30-storey towers between 2021 and 2051.</p> <p>In 2021, Burlington has about half of the Region's apartments (equivalent to 55 30-storey towers). The 360 figure includes the existing approximately 110 30-storey towers equivalent of apartments in the Region. Therefore, in the Preferred Growth Concept sees an additional 250 30-storey towers in the Region, with 75 of those being allocated to Burlington. The 15,500 figure has now been recalculated to be 16,600. This is equivalent to an additional 50 30-storey towers for a total of 125 30-storey towers in Burlington should the residual units be allocated to Burlington.</p>
<p><b>37.</b></p>	<p><b>What is % densification within urban boundaries by municipality under 3b versus preferred scenario?</b></p>	<p>The Preferred Growth Concept directs more than 85 per cent of housing unit growth to existing approved urban areas in line with the approved Regional Urban Structure. Concept 3, as presented in the Growth Concepts</p>

#	Question	Response																					
		<p>Discussion Paper, considered an option where 100 per cent of population and housing unit growth was allocated to the Region’s existing Urban Areas.</p> <p>To account for additional apartment units being added to strategic growth areas that are outside of the Delineated Built-Up Areas (DBUA), which do not get counted as part of the Growth Plan intensification target, the IGMS defines “densification” as a term that refers to the ‘intensification’ within the DBUA plus additional apartments allocated to Strategic Growth Areas in the Designated Greenfield Area (DGA).</p> <p>The Preferred Growth Concept results in a Region-wide densification rate of about 60 per cent. Concept 3 results in a Region-wide densification rate of about 80 per cent. The amount of densification by Local Municipality in the Preferred Growth Concept versus Growth Concept 3 is identified below:</p> <table border="1" data-bbox="708 905 1458 1325"> <thead> <tr> <th data-bbox="708 905 919 978">Municipality</th> <th data-bbox="919 905 1187 978">Growth Concept 3</th> <th data-bbox="1187 905 1458 978">Preferred Growth Concept</th> </tr> </thead> <tbody> <tr> <td data-bbox="708 978 919 1104"></td> <td colspan="2" data-bbox="919 978 1458 1104">% Densification (Housing units built within the DBUA plus the additional DGA apartment units as a share of total unit growth between 2031 and 2051)</td> </tr> <tr> <td data-bbox="708 1104 919 1146">Burlington</td> <td data-bbox="919 1104 1187 1146">98.7%</td> <td data-bbox="1187 1104 1458 1146">96.9%</td> </tr> <tr> <td data-bbox="708 1146 919 1188">Halton Hills</td> <td data-bbox="919 1146 1187 1188">74.0%</td> <td data-bbox="1187 1146 1458 1188">34.8%</td> </tr> <tr> <td data-bbox="708 1188 919 1230">Milton</td> <td data-bbox="919 1188 1187 1230">62.4%</td> <td data-bbox="1187 1188 1458 1230">30.9%</td> </tr> <tr> <td data-bbox="708 1230 919 1272">Oakville</td> <td data-bbox="919 1230 1187 1272">87.2%</td> <td data-bbox="1187 1230 1458 1272">81.3%</td> </tr> <tr> <td data-bbox="708 1272 919 1325"><b>Halton Region</b></td> <td data-bbox="919 1272 1187 1325"><b>80%</b></td> <td data-bbox="1187 1272 1458 1325"><b>60%</b></td> </tr> </tbody> </table>	Municipality	Growth Concept 3	Preferred Growth Concept		% Densification (Housing units built within the DBUA plus the additional DGA apartment units as a share of total unit growth between 2031 and 2051)		Burlington	98.7%	96.9%	Halton Hills	74.0%	34.8%	Milton	62.4%	30.9%	Oakville	87.2%	81.3%	<b>Halton Region</b>	<b>80%</b>	<b>60%</b>
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## Accommodating Growth through a Measured Urban Boundary Expansion

#	Question	Response
38.	<p><b>What is driving the need to expand the Urban Boundary? Why can't the forecasted growth to 2051 fit within the existing approved urban boundary consistent with Concept 3A/3B?</b></p>	<p>Under the Places to Grow Act, Halton Region must conform to the <a href="#">Provincial Growth Plan</a>, which requires the Region to plan to accommodate 1.1 million people and 500,000 jobs by the year 2051. The Growth Plan contains several specific policies that direct how the Region must plan for and allocate this growth. These include, but are not limited to, the establishment of Strategic Growth Areas, the identification of minimum densities and intensification targets, as well as undertaking a prescribed assessment to determine the amount of land required for growth. The Growth Plan directs municipalities to use the <a href="#">Land Needs Assessment Methodology approved by the Minister</a>. The Land Needs Assessment Methodology requires the Region to ensure to the extent possible that sufficient land is designated to accommodate the full range of market housing types while adhering to the objectives of the Growth Plan.</p> <p>The <a href="#">Region's Draft Land Needs Assessment</a>, prepared in 2021 consistent with the Provincial Land Needs Assessment Methodology, identified a shortfall of 15,500 ground-related units (singles/semis and rows) that could not be accommodated within the Delineated Built-Up Area (DBUA) or the current Designated Greenfield Area (DGA) of the Region.</p> <p>Growth Concept 3A/3B was based on the assumption that the 15,500 households could instead be accommodated in apartment units, mainly within the Delineated Built-Up Area. Concept 3A/3B does not provide a sufficient supply of ground-related housing in accordance with the Provincial Land Needs Assessment Methodology and would likely result in the following:</p> <ul style="list-style-type: none"> <li>• Levels of intensification that are well beyond reasonable market expectations as it would rely on households that would otherwise live in ground-related housing choosing to live in apartment units;</li> <li>• Failure to achieve the planned amount of housing, and, as a result, not achieving the mandated Growth Plan population forecasts;</li> <li>• Ground-related housing not realized in the Halton market would occur elsewhere in southern Ontario – this dispersal would have the undesirable effect of redirecting growth to locations with considerably less capacity to manage growth and related impacts;</li> </ul>








#	Question	Response
		<ul style="list-style-type: none"> <li>• Fewer options for ground-related housing would result increased costs for that housing type, contributing to the housing affordability challenge;</li> <li>• Increased pressure on municipalities and public agencies to compromise existing standards related to parks, open space, schools, community services, and environmental protection to enable a higher degree of intensification;</li> <li>• Growth being planned would be at odds with defined local municipal plans and priorities, where municipalities are supportive of new greenfield growth; and</li> <li>• Challenges in accurately estimating timing and staging of growth and planning for and financing associated infrastructure and community services.</li> </ul> <p>The Preferred Growth Concept directs 86% of housing unit growth to the Delineated Built-Up Area and the existing Designated Greenfield Area of the Region, while accommodating only 14% of the housing units through the proposed urban boundary expansion.</p>
39.	<p><b>If staff are not recommending a concept that freezes the urban boundary, why was it put forward as an option in the first place?</b></p>	<p>The Growth Concepts were derived from growth scenarios developed in 2019, which preceded changes to the Provincial Growth Plan and the approval of the Land Needs Assessment Methodology by the Minister. While staffs opinion is that all Concepts could conform with the Provincial Growth Plan, a determination on whether the concepts were feasible and technically achievable needed to be derived from completing the Land Needs Assessment. This was initially completed, in draft, in November 2021. As noted above, proceeding with Concept 3B would likely result in failure to achieve the planned amount of housing, and, as a result, not achieving the mandated Growth Plan population forecasts.</p>
40.	<p><b>Urban expansion lands from the previous Regional Official Plan Review – Sustainable Halton (ROPA 38) have not been developed yet, so why do we need to expand the urban boundary now?</b></p>	<p>A total of 2800 hectares (6900 acres) of land was brought into the urban area from the previous Regional Official Plan Review – Sustainable Halton (ROPA 38) to accommodate growth between 2021 and 2031. As a result development has been planned to only be realized on these lands post-2021 and will continue on these lands over the next 10+ years. The Growth Plan requires municipalities to plan for growth between 2031-2051. The Preferred Growth Concept addresses this requirement.</p>
41.	<p><b>How much servicing allocation (Single Detached Equivalent) has been provided to the development</b></p>	<p>The policies of the Regional Official Plan and the Region’s long standing approach to ensure infrastructure is staged commensurate with growth and financed by the development industry, through a Servicing Allocation</p>





#	Question	Response																								
	<p><b>community that remains unused?</b></p>	<p>Program. The Programs are in place to accommodate growth that is already approved. The table below identifies the # of SDEs that are unused that are either with an active planning application or without.</p> <table border="1" data-bbox="727 426 1448 709"> <thead> <tr> <th>Municipality</th> <th>Total SDEs Remaining</th> <th>With Development Application</th> <th>Without Development Application</th> </tr> </thead> <tbody> <tr> <td>Burlington</td> <td>495</td> <td>0</td> <td>0</td> </tr> <tr> <td>Halton Hills</td> <td>3,000</td> <td>0</td> <td>0</td> </tr> <tr> <td>Milton</td> <td>9,091</td> <td>3,954</td> <td>5,137</td> </tr> <tr> <td>Oakville</td> <td>10,193</td> <td>6,348</td> <td>3,845</td> </tr> <tr> <td><b>Total</b></td> <td><b>22,779</b></td> <td><b>10,302</b></td> <td><b>8,982</b></td> </tr> </tbody> </table> <p>It is important to note that the Region is required by the Provincial Policy Statement to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. The current unused allocation provides between 6 and 10 years of supply in this regard.</p>	Municipality	Total SDEs Remaining	With Development Application	Without Development Application	Burlington	495	0	0	Halton Hills	3,000	0	0	Milton	9,091	3,954	5,137	Oakville	10,193	6,348	3,845	<b>Total</b>	<b>22,779</b>	<b>10,302</b>	<b>8,982</b>
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<p><b>42.</b></p>	<p><b>As a % of existing urban land how much land is proposed to be converted in the preferred growth concept in each Milton and Halton Hills?</b></p>	<p>There are currently 8,950 acres of land within the Town of Halton Hills within the 'Urban Area' designation in the Regional Official Plan. The Preferred Growth Concept would designate an additional 2,050 acres (or 830 hectares) of land as Urban Area, bringing the total to 11,000 acres. This represents a 23% increase to the amount of urban land in Halton Hills.</p> <p>There are currently 17,420 acres of land within the Town of Milton within the 'Urban Area' designation in the Regional Official Plan. The Preferred Growth Concept would designate an additional 3,410 acres (or 1,380 hectares) of land as Urban Area, bringing the total to 20,830 acres. This represents a 20% increase to the amount of urban land in Milton.</p>																								



**Planning for New Community Areas in the Designated Greenfield Areas**

#	Question	Response
43.	<b>What is the density of the new community area for housing in the Preferred Growth Concept in comparison to what was approved through ROPA 38?</b>	Through the Preferred Growth Concept the proposed density for the community lands proposed to be added to the urban boundary is a minimum 65 persons and jobs per hectare. By comparison, through ROPA 38, the Designated Greenfield Area was to develop at a minimum density of 50 persons and jobs per hectare.
44.	<b>What is the relative density of the new community area for single family forms and town/row housing forms? How has this evolved over time?</b>	<p>Single detached and rowhouse dwellings have become denser, with smaller lots for many decades. In Halton, including Oakville, the least dense construction (that is, the largest lots) generally occurred in the 1960s. Prior to that houses were generally much smaller than has been the case since then and the lots were similarly moderate in size. Following through the changes that have occurred from the 1960s until today in typical lots and densities indicates the following patterns, where the net densities of single detached units have more than doubled.</p> <p>In rows there have been some quite dense development throughout, but in general rows have become denser. Recent row forms, such as back-to-back or stacked townhouses can be extraordinarily dense. The example shown below from Milton at over 100 units per hectare is at a density that until recently would have been attributed to medium rise apartment buildings. All of these are shown as a net density, that is only private owned lot area associated with a dwelling. This is not the only way of measuring density, though it does indicate a significant amount information about the relationship of built form to density.</p> <p>The new community areas proposed for the urban expansion areas assume development density that is a little denser on average than the North Oakville examples. These new areas would not need to be quite as dense on average as the Boyne examples, which are at the densest end of the range of the development that is occurring Boyne.</p> <p>The examples below illustrate a mix of residential lot sizes and densities by housing form type for profiled communities in Halton. The density figures are provided on a unit per hectare basis. To determine the density based on a people and jobs ratio you would multiply the number of residents per unit, which varies by location and housing type, and employment and divide this by the total developable area in hectares.</p>

#	Question	Response
		<p><b>Late 1960s to early 1970s in the Bronte area (in the BUA):</b></p> <p><b>Typical Single detached</b>  Lot Size: 710 m2 (7,600 sq.ft.)  Lot Dimension: 18 m x 40 m (58 x 130 ft.)  Density: 14 units per net hectare</p>  <p><b>Typical Row</b>  Lot Size: 200 m2 (2,100 sq.ft.)  Lot Dimension: 6.8 m x 29 m (22 x 95 ft.)  Density: 51 units per net hectare</p> 

#	Question	Response
		<p><b>Early 1980s, Glen Abby area (in the BUA):</b></p> <p><b>Typical Single detached</b>  Lot Size: 510 m<sup>2</sup> (5,500 sq.ft.)  Lot Dimension: 14.5 m x 35 m (48 x 115 ft.)  Density: 20 units per net hectare</p>  <p><b>Typical Row (typical density, but a rather unusual arrangement of the units and garages)</b>  Lot Size: 310 m<sup>2</sup> (3,300 sq.ft.)  Lot Dimension: 6.7 m x 46 m (22 x 152 ft.)  Density: 32 units per net hectare</p>  <p><b>Late 1990s, early 2000s, West Oak Trails (in the BUA):</b></p> <p><b>Typical Single detached</b>  Lot Size: 490 m<sup>2</sup> (5,200 sq.ft.)  Lot Dimension: 13.5 m x 36 m (44 x 120 ft.)  Density: 21 units per net hectare</p>  <p><b>Typical Row</b>  Lot Size: 140 m<sup>2</sup> (1,500 sq.ft.)  Lot Dimension: 6 m x 23 m (20 x 75 ft.)</p>

#	Question	Response
		<p>Density: 72 units per net hectare</p>  <p><b>2010s, Glenorchy, North Oakville (in the DGA):</b></p> <p><b>Typical Single detached</b></p> <p>Lot Size: 310 m<sup>2</sup> (3,400 sq.ft.)  Lot Dimension: 11.5 m x 28 m (37 x 90 ft.)  Density: 32 units per net hectare</p>  <p><b>Typical Row</b></p> <p>Lot Size: 160 m<sup>2</sup> (1,700 sq.ft.)  Lot Dimension: 6.5 m x 25 m (21 x 82 ft.)  Density: 61 units per net hectare</p>  <p><b>2020s, Boyne Survey, Milton (in the DGA):</b></p> <p><b>Denser end of single detached lots</b></p> <p>Lot Size: 260 m<sup>2</sup> (2,800 sq.ft.)  Lot Dimension: 9.5 m x 27 m (32 x 88 ft.)  Density: 39 units per net hectare</p> 

#	Question	Response
		<p><b>Typical Row</b>  Lot Size: 200 m<sup>2</sup> (2,200 sq.ft.)  Lot Dimension: 8 m x 26 m (26 x 85 ft.)  Density: 50 units per net hectare</p>  <p><b>Back to back rows</b>  Lot Size: 97 m<sup>2</sup> (1,040 sq.ft.)  Lot Dimension: 7.3 m x 13 m (24 x 44 ft.)  Density: 103 units per net hectare</p> 
45.	<b>Will new communities in the Preferred Growth Concept be planned to enable transit?</b>	<p>The Preferred Growth Concept is based on a planned density for new community areas of 65 residents/jobs per hectare, with a planned mix of land uses and a mix of housing type, tenure, and affordability to encourage the workforce to live within the community.</p> <p>The planned density for the new community areas will enable transit supportiveness. Through the local secondary plan/neighbourhood planning process, new communities will be designed to be complete communities that have a mix of land uses and densities which will complement a transit supportive, compact built form and enhance mobility.</p> <p>According to the <a href="#">Province's Transit Supportive Guidelines (2012)</a>, a minimum density of 22 units or 50 residents and jobs combined per hectare is considered necessary to support basic transit services of one bus for every 20 to 30 minutes. The new community areas, through good neighbourhood planning, will exceed the Province's</p>

#	Question	Response
		suggested minimum density of residents and jobs per hectare required for basic transit service.
46.	<b>How many units do we expect will be accommodated on the Rattlesnake Point Golf Course property?</b>	The Rattlesnake Golf Course lands are approximately 190 hectares in area, after excluding the Natural Heritage System lands and the Employment Area lands proposed for the Highway 25 frontage. The number of housing units permitted on these specific parcels will be determined by Milton's Secondary Plan process, but if it were developed at the average density proposed for Halton's new greenfield areas, there would be about 3,200 housing units on these lands.



**Planning for New Employment Areas in the Designated Greenfield Areas**

#	Question	Response
47.	<p><b>Employment Land jobs have comprised 27% of all new jobs in the Region between 1991-2021, while the LNA forecasts this will rise to 41% and remain so for the next 30 years (a 57% increase)</b></p>	<p>The definition of the employment categories has changed somewhat over time and most of the historical information has been restated appropriately. Unfortunately, the restated categories and correct total employment for 1986, 1991 and 1996 were inadvertently not provided in Table 24 of the Growth Concepts LNA. As will be provided in the forthcoming LNA work, the share of employment growth in Employment Land Employment should be 32% for the 1991 to 2021 period, rather than the 27% quoted. The 2021 to 2051 period should be a range for the Growth Concepts between 37% and 42%. Further revisions to the outlook by type are being considered as part of the Preferred Growth Concept. As a result, the difference between the historic share and the forecast share will be quite small and will address the concern related to an overemphasis on ELE in the forecast.</p>
48.	<p><b>What is the basis for assuming such dramatic shifts in the percentage of Employment (Land Employment) and Population-Related Employment jobs?</b></p>	<p>As noted above, the shifts in share of employment growth among the land use based employment categories are not be dramatic. However, the share of future growth in Employment Land Employment will still be higher for the 2021 to 2051 period than it was for the 1991 to 2021 period. Over the past 30 years the ELE share of growth has been far lower than its share of total employment. This is largely because there has been significant growth in many of the economic activities in Employment Areas, the significant restructurings in the manufacturing sector has led to declines in manufacturing employment at various times over the past 30 years. While change in manufacturing will continue and plants will close from time to time, the kind of significant manufacturing employment declines that occurred in conjunction with the recession of the early 1990s and again in 2008-09 is not expected to occur so significantly again. That is, those manufacturing jobs lost to China have already been lost to China. Those that remain are the (advanced) manufacturers that can operate efficiently within the Canadian economic environment.</p> <p>Also, the other major employment sector, Population-Related Employment is not expected to see the levels of growth in the coming decades that it has in the past. Institutional and health care related employment will likely continue to grow rapidly owing in large part to an aging population. At the same time, most of the employment in this category is commercial, particularly retail, where e-commerce is likely to reduce the growth in bricks and mortar retail in the future compared to recent decades.</p>

#	Question	Response
49.	<p><b>How can different models of warehouse design used in other jurisdictions reduce the conversion of prime agricultural land for employment land?</b></p>	<p>The nature of industrial buildings has changed significantly in recent decades. In the 1980s standard industrial buildings would typically have a building footprint of about 35% of the lot and clear heights of 12 to 20 feet, with 16 or 18 feet most common. Building footprints continued to edge up over the following decades with typical buildings built in the 2010s being much larger than in the past and most typically with 32 foot clear heights and a building footprint of 40%, 45% and even some exceeding 50%. The last few years has seen 36 foot clear heights emerge as the new market standard. The effect of this shift is an enormous intensification of economically usable space.</p> <p>A typical 1980s industrial building on a 5.0 ha parcel at 34% building coverage and 4.9 m (16' feet) clear height yields about 83,000 m<sup>3</sup> of usable space. By comparison, a 2020s building at 48% coverage and 11.0 m (36 feet) clear height yields 263,000 m<sup>3</sup> of usable space, over triple the amount of the 1980s building on the same-sized site. This change in the built space intensity of use is some of the explanation for the generally slower absorption of new employment lands in the past 20 years compared the decades prior.</p> <p>New forms of industrial buildings emerging in recent years include the following:</p> <ul style="list-style-type: none"> <li>• Urban infill, multi-storey industrial is usually a mix of an office and true industrial space, typically small units and often sold as stratified ownership. The Ironworks on Victoria Drive in Vancouver is a classic recent example. There is little likelihood of this type of very urban development occurring in Halton.</li> <li>• Dense “last mile” inner city distribution centres, occasionally multi-level, are being proposed in the number of larger urban markets to facilitate “last mile” delivery. Some of these are a reuse of older central city industrial buildings and some of the proposed facilities are new build. By their nature these central city facilities have little application in Halton.</li> <li>• Ultra high ceiling industrial buildings have been proposed in a number of markets with stackable heights of 80 or even close to 100 feet. By necessity they are highly automated. The first such building in Canada (based on first hand knowledge) is the Walmart frozen foods distribution centre currently under construction in Campbell Heights, Surrey, B.C. with an exterior building height of 80 feet. The Walmart facility started recently in Vaughan may also be of a</li> </ul>

#	Question	Response
		<p>similar height, though staff have been unable to confirm that. There have been other proposals in Mississauga and Richmond, B.C. that have not yet been constructed and do not appear to be currently in marketing. These are likely to become more common, but still limited for certain types of goods.</p> <ul style="list-style-type: none"> <li>Multi-storey (mostly only two storeys) industrial buildings of substantial size with full height ceilings are being much discussed, though there are few on-the-ground examples. There are a few examples in Japan, some proposals in Europe and the UK. In the United States there is the often cited Prologis Georgetown Crossing in Seattle (a two storey distribution centre with full truck access on both levels). It is understood there is a similar building currently under construction in the Chicago area. Canada's first recent multi-storey industrial with full truck access on two levels is being developed by Oxford Properties and is currently under construction in Burnaby, B.C.</li> </ul> <p>While an interesting new form, the economics of these facilities is still challenging in the most expensive markets such as Vancouver, Seattle and San Francisco. In more moderately priced markets such as the GTA, the economics of this type of development will mitigate against its development. And even when it may occur, it is unlikely to occur in large enough quantities to make any significant effect on the land need.</p>
50.	<p><b>Should the Region use higher employment forecasts to include all future strategic employment lands in the settlement area boundary to 2051?</b></p>	<p>Any additional land added to the settlement area at the time of the municipal comprehensive review must be based on the Land Needs Assessment Methodology developed by the Province and the specific policy tests of the Growth Plan. The Future Strategic Employment Areas overlay in the Regional Official Plan is intended to identify lands which are optimal for employment use – i.e. proximity to major transportation corridors, but they can only be added to the settlement area and designated for employment use if the need for the land has been demonstrated through a Land Needs Assessment to the satisfaction of the Province.</p> <p>The quantum of new employment land that can be rationalized is also impacted by the amount of existing employment land that is converted through the municipal comprehensive review (i.e. Agerton, Milton Education Village).</p> <p>The IGMS has not determined a need to add the entire Future Strategic Employment Area (in Milton and Halton</p>

#	Question	Response
		Hills) to the settlement area, however, the final land need will be determined by the formal LNA supporting the Preferred Growth Concept.

### Additional Questions Received Following the Publication of the February 9 Materials

Following the publication of this attachment as part of the agenda for the February 9, 2022 Council Workshop, additional questions related to the Preferred Growth Concept were received by Regional staff. These have been added to this revised version of Attachment #9 in the table below.

#	Question	Response																																																						
51.	How much land in Halton is unavailable for potential urban expansion given that it is regulated under Provincial plans (such as the Greenbelt Plan, and Niagara Escarpment Plan) or Regional Official Plan designations (such as the Regional Natural Heritage System)?	<p>Excluding the existing Urban Area, Hamlets and North Aldershot Policy Area, the amount of land remaining in Halton Region is about 59,790 ha or 147,700 ac.</p> <p>About 52,240 ha or 129,100 ac of lands are under the protection of Greenbelt Plan, Niagara Escarpment Plan, and the Regional Natural Heritage System. This represents about 87.4 per cent of the remaining lands outside Settlement Area currently under protection and unavailable for consideration in the Region.</p> <p>Table below provides a summary of the breakdown by municipality.</p> <table border="1"> <thead> <tr> <th></th> <th>Burlington</th> <th>Oakville</th> <th>Milton</th> <th>Halton Hills</th> <th>Halton Region</th> </tr> </thead> <tbody> <tr> <td colspan="6">Protected Areas outside Existing Settlement Area (Greenbelt, Niagara Escarpment Plan, Regional NHS)</td> </tr> <tr> <td>Area (ha)</td> <td>9,030</td> <td>780</td> <td>24,190</td> <td>18,240</td> <td>52,240</td> </tr> <tr> <td>Area (ac)</td> <td>22,400</td> <td>1,900</td> <td>59,700</td> <td>45,100</td> <td>129,100</td> </tr> <tr> <td colspan="6">Total Area Remaining outside Existing Settlement Area</td> </tr> <tr> <td>Area (ha)</td> <td>9,070</td> <td>860</td> <td>27,080</td> <td>22,780</td> <td>59,790</td> </tr> <tr> <td>Area (ac)</td> <td>22,400</td> <td>2,100</td> <td>66,900</td> <td>56,300</td> <td>147,700</td> </tr> <tr> <td colspan="6"><b>% of Remaining Area Unavailable for Consideration</b></td> </tr> <tr> <td>%</td> <td>99.6%</td> <td>90.7%</td> <td>89.3%</td> <td>80.1%</td> <td>87.4%</td> </tr> </tbody> </table>		Burlington	Oakville	Milton	Halton Hills	Halton Region	Protected Areas outside Existing Settlement Area (Greenbelt, Niagara Escarpment Plan, Regional NHS)						Area (ha)	9,030	780	24,190	18,240	52,240	Area (ac)	22,400	1,900	59,700	45,100	129,100	Total Area Remaining outside Existing Settlement Area						Area (ha)	9,070	860	27,080	22,780	59,790	Area (ac)	22,400	2,100	66,900	56,300	147,700	<b>% of Remaining Area Unavailable for Consideration</b>						%	99.6%	90.7%	89.3%	80.1%	87.4%
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52.	How much land will remain in the whitebelt area of Halton Region and each Local Municipality after the inclusion of the lands proposed to be added to the Urban Area in the Preferred Growth Concept?	<p>The Preferred Growth Concept proposes a total of 2,190 hectares of new Community Area and Employment Area land. The breakdown of the total land need identified within Milton and Halton Hills under the Preferred Growth Concept is summarized in the table below.</p> <table border="1"> <thead> <tr> <th></th> <th>Community Area (ha)</th> <th>Employment Area (ha)</th> <th>Total Land Need (ha)</th> </tr> </thead> <tbody> <tr> <td>Milton</td> <td>710</td> <td>670</td> <td>1,380</td> </tr> <tr> <td>Halton Hills</td> <td>410</td> <td>400</td> <td>810</td> </tr> <tr> <td><b>Total</b></td> <td><b>1,120</b></td> <td><b>1,070</b></td> <td><b>2,190</b></td> </tr> </tbody> </table>		Community Area (ha)	Employment Area (ha)	Total Land Need (ha)	Milton	710	670	1,380	Halton Hills	410	400	810	<b>Total</b>	<b>1,120</b>	<b>1,070</b>	<b>2,190</b>																																						
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		<p>After the inclusion of these new lands, the amount of whitebelt area (areas outside existing Settlement Area, Greenbelt Plan, Niagara Escarpment Plan, and Regional NHS) remaining in Halton Region is about 5,360 ha. The breakdown of remaining whitebelt area by municipality is summarized in the table below.</p> <table border="1" data-bbox="704 470 1455 768"> <thead> <tr> <th></th> <th>Current Whitebelt Area (ha)</th> <th>Preferred Growth Concept Expansion Lands (ha)</th> <th>Remaining Whitebelt Area (ha)</th> </tr> </thead> <tbody> <tr> <td><b>Burlington</b></td> <td>40</td> <td>0</td> <td>40</td> </tr> <tr> <td><b>Oakville</b></td> <td>80</td> <td>0</td> <td>80</td> </tr> <tr> <td><b>Milton</b></td> <td>2,890</td> <td>1,120</td> <td>1,770</td> </tr> <tr> <td><b>Halton Hills</b></td> <td>4,540</td> <td>1,070</td> <td>3,470</td> </tr> <tr> <td><b>Halton Region</b></td> <td><b>7,550</b></td> <td><b>2,190</b></td> <td><b>5,360</b></td> </tr> </tbody> </table>		Current Whitebelt Area (ha)	Preferred Growth Concept Expansion Lands (ha)	Remaining Whitebelt Area (ha)	<b>Burlington</b>	40	0	40	<b>Oakville</b>	80	0	80	<b>Milton</b>	2,890	1,120	1,770	<b>Halton Hills</b>	4,540	1,070	3,470	<b>Halton Region</b>	<b>7,550</b>	<b>2,190</b>	<b>5,360</b>
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53.	<p>What are the ratios of residents to jobs currently in the four Local Municipalities and Halton Region overall?</p>	<p>Based on the 2021 population and employment figures from the Integrated Growth Management Strategy, the ratio of population to employment for Halton Region is 2.22 to 1. A breakdown of the ratio by Local Municipality is provided in the table below.</p> <table border="1" data-bbox="704 995 1461 1297"> <thead> <tr> <th></th> <th>2021 Population*</th> <th>2021 Employment*</th> <th>Ratio (Population : Employment)</th> </tr> </thead> <tbody> <tr> <td><b>Burlington</b></td> <td>193,500</td> <td>98,500</td> <td>1.96 : 1</td> </tr> <tr> <td><b>Oakville</b></td> <td>221,500</td> <td>110,800</td> <td>2.00 : 1</td> </tr> <tr> <td><b>Milton</b></td> <td>138,500</td> <td>44,500</td> <td>3.11 : 1</td> </tr> <tr> <td><b>Halton Hills</b></td> <td>65,600</td> <td>24,600</td> <td>2.67 : 1</td> </tr> <tr> <td><b>Halton Region</b></td> <td><b>619,100</b></td> <td><b>278,300</b></td> <td><b>2.22 : 1</b></td> </tr> </tbody> </table> <p><i>*Source: Hemson Consulting</i></p>		2021 Population*	2021 Employment*	Ratio (Population : Employment)	<b>Burlington</b>	193,500	98,500	1.96 : 1	<b>Oakville</b>	221,500	110,800	2.00 : 1	<b>Milton</b>	138,500	44,500	3.11 : 1	<b>Halton Hills</b>	65,600	24,600	2.67 : 1	<b>Halton Region</b>	<b>619,100</b>	<b>278,300</b>	<b>2.22 : 1</b>
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54.	<p>Can municipalities create 'hard urban boundaries'? Or are Provincial plans like the Greenbelt Plan and Niagara Escarpment Plan the only tools to provide permanent protection? When can changes to the urban boundaries be considered?</p>	<p>There are limited provincial legislative and policy tools currently available to the Region to create 'hard urban boundaries' or 'permanent agricultural reserves'. The Region currently identifies in its Official Plan protections for the Agricultural System, however, these protections must be reviewed on a regular basis as growth needs are defined, consistent with the requirements of the Planning Act and Growth Plan.</p> <p>The Growth Plan is intended to direct where and how to grow in the Greater Golden Horseshoe. Rather than establishing permanent urban boundaries, the Growth Plan sets out a policy framework in which settlement area boundary expansions can be considered, provided that specific policy tests are met. Under the Growth Plan, settlement area boundary expansions are to be</p>																								

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		<p>considered as part of a municipal comprehensive review process, or in some limited circumstances outside of the municipal comprehensive review for minor adjustments or expansions subject to criteria. Through its Official Plan, the Region has no ability to freeze urban boundaries on a permanent basis. Any agricultural reserve established in the Regional Official Plan would not be permanent, and would have the potential to be reviewed through each municipal comprehensive review.</p> <p>In contrast to the Growth Plan, the Provincial Greenbelt Plan (together with the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan) identifies “where urbanization should not occur, in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape (Provincial Greenbelt Plan, 2017).” Settlement areas outside of the Greenbelt are not permitted to expand into the Greenbelt Protected Countryside. As such, the Greenbelt Plan area is a policy tool to permanently protect the agricultural land base and to help create ‘hard urban boundaries’.</p>
55.	<p>What would the expected population increase be for each Local Municipality under a scenario with no urban area boundary expansion?</p>	<p>Concept 3B was prepared to accommodate population growth without any urban area boundary expansions. Under this Concept, the expected population growth for each Local Municipality was: 61,050 people in Burlington, 27,900 people in Halton Hills, 134,900 people in Milton, and 109,500 people in Oakville between 2031 and 2051.</p> <p>In evaluating the Concept 3B, it was determined that the Concept was not feasible or technically achievable. It does not provide a sufficient supply of ground-related housing in accordance with the Provincial Land Needs Assessment Methodology and would likely require levels of intensification well beyond market expectations and likely result in a failure to achieve the planned amount of housing and achievement of mandated Growth Plan population forecasts. In addition, the Preferred Growth Concept reflects Local Plans and Priorities to the extent possible, where Concept 3B was at odds with defined Local Municipal Plans and Priorities, in particular for those municipalities whose plans anticipate new greenfield growth in the plans for their communities.</p> <p>For comparative purposes, the table below summarizes the share of population growth by municipality for Concept 3 from the Growth Concepts Discussion Paper and the Preferred Growth Concept.</p>

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56.	Why does the Preferred Growth Concept use a 45% intensification target when the Growth Plan requires 50%?	<p>While Growth Plan Section 2.2.2.1a) requires a minimum of 50 per cent of all residential development to occur annually within the Delineated Built-Up Areas (DBUA) in Halton Region, also referred to as the 50 per cent intensification target, the Growth Plan also allows Councils to request an alternative target under Section 2.2.2.4. To consider an alternative target, it must be demonstrated that the intensification target cannot be achieved and that the alternative target will be appropriate given the size, location and capacity of the DBUA.</p> <p>The DBUA boundary that the Growth Plan intensification target is based on the extent of the existing development as of 2008 and does not reflect the actual extent of the built area as it exists today. In Halton Region, there are many important growth nodes that form a part of the Regional and Local Urban Structures that are outside of the Delineated Built-Up Area, such as the Hospital District and Trafalgar Urban Core north of Dundas Street in Oakville and the Milton Education Village and Agerton Lands in Milton. The allocation of about 14 per cent of housing unit growth to areas such as these in the Designated Greenfield Area (DGA), in addition to the 45 per cent of housing units planned in Strategic Growth Areas and other areas within the DBUA, results in a ‘densification’ rate of about 59 per cent (being the combination of growth in the DBUA and in Strategic Growth Areas in the DGA). In this way, the Preferred Growth Concept advances an ‘intensification first’ approach and minimization of urban expansion objectives of the Growth Plan.</p>															
57.	If the intensification target were increased to 60%, would this eliminate the need to expand the urban boundary?	<p>If 60 per cent of all housing units were directed just to the Delineated Built-Up Area, this would undermine the ability to support desired growth in important growth nodes in the Designated Greenfield Area, such as those identified above. Accommodating 60 per cent of units within the Delineated Built-Up Area and directing growth to strategic areas within the Designated Greenfield Area would require an even greater increase to the proportion of growth accommodated in apartments that is highly unlikely to occur. The Preferred Growth Concept already anticipates</p>															



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		<p>a shift to accommodating 49.4 per cent of growth between 2021 to 2051 in apartments. If the intensification rate were increased to 60 per cent, and growth was still directed to key growth areas in the Designated Greenfield Area, the amount of growth in apartments would need to be over 70 per cent which is not feasible.</p> <p>The results of the Land Needs Assessment identified a shortfall of 15,400 ground-related housing units, with a need for 8,700 single-detached and semis and 6,700 rows identified. While the LNA also determined that there is a theoretical surplus in the supply of apartment units, in the context of considering a market-based supply of housing, the surplus in apartments cannot simply replace the shortfall in the ground-related units. As such, there is still a need for additional Community Area through a boundary expansion to accommodate the shortfall and need for the 15,400 additional ground-related units, and this cannot be addressed by increasing the intensification target.</p>
58.	<p>Can additional clarification be provided on the amount of growth anticipated on the Rattlesnake Point Golf Course lands? The reference to 3,200 units translates to roughly 17 units per hectare, which is well below the 65 persons and jobs per hectare target?</p>	<p>The Rattlesnake Point Golf Course lands are 190 hectares in size and are planned to accommodate 3,230 units. At 3.6 persons per unit (including Census net undercoverage), the 3,230 units would house 11,630 residents.</p> <p>These 11,630 residents, plus the expected 1,290 population-related jobs in the community would total 12,920 residents and jobs.</p> <p>The 12,980 residents and jobs on the 190 hectares of land result in a density of 68 residents and jobs per hectare. Because there will be areas with some community-wide uses such as community parks, high schools, major roads and larger scale retail, 65 residents plus jobs per hectare is used as the average density across the entire new Designated Greenfield Area.</p>
59.	<p>Regarding the July 1, 2022 deadline: what if we do not meet it?</p>	<p>The Places to Grow Act, 2005, enables the Minister to address issues of nonconformity in Official Plans. For example, if, in the Minister's opinion, the official plan of a municipality does not conform to the Provincial Growth Plan, or if the municipality has not adopted an amendment conforming with the Provincial Growth Plan by the date specified the Minister may:</p> <ul style="list-style-type: none"> <li>a) advise the municipality of the particulars of the non-conformity; and</li> <li>b) invite the municipality or municipal planning authority to submit, within a specified time,</li> </ul>

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		<p>proposals for the resolution of the non-conformity (s.13(1)).</p> <p>The Minister may, by order, amend the official plan to resolve non-conformity if:</p> <ul style="list-style-type: none"> <li>a) the council or municipal planning authority fails to submit proposals to resolve the non-conformity within the specified time; or</li> <li>b) proposals are submitted but, after consultation with the Minister, the nonconformity cannot be resolved, and the Minister so notifies the council or municipal planning authority in writing (s.13(2)).</li> </ul> <p>An order from the Minister issued under s.13(2) of the Places to Grow Act has the same effect as an amendment to the official plan that is adopted by the council of the municipality and is final and not subject to appeal (s.13(3)).</p>																														
60.	<p>What is the amount of land designated 'Urban Area' in each of the four municipalities, and how many jobs and residents exist in these areas? How does this translate to the overall density of each municipality currently?</p>	<p>Information on the amount of land currently designated as urban area, population, jobs, and density for each municipality and the Region overall is summarized below:</p> <table border="1" data-bbox="708 1031 1468 1360"> <thead> <tr> <th>Municipality</th> <th>Urban Area (ha) (Regional OP)</th> <th>Population (2021)*</th> <th>Jobs (2021)*</th> <th>Overall Gross Density</th> </tr> </thead> <tbody> <tr> <td>Burlington</td> <td>7,800</td> <td>193,500</td> <td>96,400</td> <td>37.2</td> </tr> <tr> <td>Oakville</td> <td>10,300</td> <td>221,500</td> <td>110,700</td> <td>32.3</td> </tr> <tr> <td>Milton</td> <td>7,100</td> <td>138,500</td> <td>40,500</td> <td>25.2</td> </tr> <tr> <td>Halton Hills</td> <td>3,500</td> <td>65,600</td> <td>22,000</td> <td>25.0</td> </tr> <tr> <td><b>Halton Region</b></td> <td><b>28,700</b></td> <td><b>619,100</b></td> <td><b>269,600</b></td> <td><b>31.0</b></td> </tr> </tbody> </table> <p>It is important to note that these figures apply to <u>all lands designated as Urban Area</u> within each Local Municipality and Halton Region as a whole. This means these figures reflect existing areas developed at lower densities, undevelopable lands, or areas that are vacant and that have not yet developed.</p> <p><i>*Source: Hemson Consulting</i></p>	Municipality	Urban Area (ha) (Regional OP)	Population (2021)*	Jobs (2021)*	Overall Gross Density	Burlington	7,800	193,500	96,400	37.2	Oakville	10,300	221,500	110,700	32.3	Milton	7,100	138,500	40,500	25.2	Halton Hills	3,500	65,600	22,000	25.0	<b>Halton Region</b>	<b>28,700</b>	<b>619,100</b>	<b>269,600</b>	<b>31.0</b>
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61.	<p>Can the secondary plans for existing DGA lands be reopened with added density to accommodate the growth to 2051?</p>	<p>Secondary Plans are a product of several years of careful planning, study and public engagement. They implement approved land use policy that is in force and effect at that time. Revisiting approved or adopted secondary plans would come with significant challenges and opposition as any changes would ultimately be subject to third party appeals and litigation.</p>																														

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62.	Can the Region present a plan to the Province that accommodates growth to 2041 as an “advanced” ROPA, then advise we will complete the balance of 10 years to come?	<p>A letter from the Minister of Municipal Affairs and Housing was received on April 27, 2021, which confirms the Province’s expectations related to the completion of the Regional Official Plan Review. The letter states that municipalities must designate all land required to accommodate the population and employment growth forecasts contained in the Growth Plan to 2051. Once designated, growth will be phased and staged to ensure it is coordinated with necessary infrastructure and community facilities and services. This is consistent with the Region’s longstanding approach to ensuring the logical and orderly progression of development as set out in the Regional Official Plan.</p> <p>Staff are currently compiling what the specific growth allocations and land needs based on the Preferred Growth Concept to 2041 for Council’s information and will provide this information as part of the Workshop presentation.</p>
63.	If more townhouses are embedded into the base of apartment buildings, can we meet the unit count that way?	Townhouses embedded in apartment buildings (or acting as the building podium) are a relatively recent form in the market place, though historically there had been a few such units in both purpose-built rental and condominium buildings. These units become very common in recent years to avoid “tower in the park” built form, but where main floor non-residential uses would not be appropriate. Because of the current popularity of these units in many projects, the IGMS forecast work has assumed these will continue to be built (in most areas the growth and supply information shows a number row houses in areas being planned for apartments such as the MTSAs). While attractive for built form reasons, the units do not have a large effect on the demand elsewhere, since they are likely to be 5% or fewer of the units in the buildings where embedded townhouses are built.
64.	Given the need for a new hospital in Georgetown, is there an opportunity to expand the urban boundary for that use first or independent of an expansion to accommodate population growth?	The Preferred Growth Concept accounts for a range of community land uses that are required to service population, including key institutions like hospitals. If a decision on the Preferred Growth Concept and associated ROPA are delayed, Halton Healthcare may need to apply for a site specific ROPA to advance the hospital. This is not a preferred approach as it is advantageous to comprehensively plan communities around key community facilities.
65.	For the Lands Needs Assessment what was the rationale for using 30 year old data versus the past 10 years? Why was the preferred plan	Generally, looking at a longer historical period provides for a more complete market cycle when compared to a shorter period of five to ten years.

#	Question	Response
	<p>based on mix that continues to emphasize on single family when the mix is shifting to more affordable options?</p>	<p>The Lands Needs Assessment contains information on the mix of housing units that have been built in Halton Region over the last 30 years. When the last 20-years of development are considered, the mix of housing units built is 50.8 per cent singles/semis, 28.6 per cent rows, and 18.9 per cent apartments. It is worth noting that in the more recent 10-year period, the share of apartment has increased to 31.9 per cent. While looking at a broader timespan is useful for capturing full market cycles, this shift toward apartments is notable.</p> <p>The LNA, in Table 7, also identifies a housing mix forecast to 2051 that is based on an assumed market-demand scenario that does not consider the effect of any policy influences. This market-based forecast is prepared as a baseline for reference purposes only. It is helpful to understand this baseline in the context of the direction in the LNA and the Provincial Policy Statement to plan for a market-based supply of housing to the extent feasible.</p> <p>However, it is important to note that this market-based demand forecast does not form the basis of the Preferred Growth Concept and the planned housing mix to 2051. In fact, the Preferred Growth Concept anticipates a significant shift to the housing mix in Halton, such that the growth between 2021 and 2051 consists of 23.2 per cent singles/semis, 25.3 per cent rows, and 49.4 per cent apartments.</p> <p>A table showing the mix of housing unit type forecasts considered in the LNA work is provided below. The table highlights the significant differences in what is planned in the Preferred Growth Concept as compared to historic housing growth and the market-based forecast.</p>

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		<div style="text-align: center; background-color: #800000; color: white; padding: 5px;"> <b>Historic and Forecast Housing Unit Growth by Type</b>  <b>Market-Based Forecast and the Preferred Growth Concept</b>  <b>Halton Region 1991 to 2051</b> </div> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 10%;">Year</th> <th style="width: 15%;">Singles &amp; Semis</th> <th style="width: 15%;">Rows</th> <th style="width: 15%;">Apartment Building</th> <th style="width: 15%;">Accessory Units</th> <th style="width: 10%;">Total</th> </tr> </thead> <tbody> <tr> <td colspan="6"><b>Historic Housing Growth</b></td> </tr> <tr> <td rowspan="2">1991-2021</td> <td>55,500</td> <td>28,800</td> <td>18,900</td> <td>1,500</td> <td>104,700</td> </tr> <tr> <td>53.0%</td> <td>27.5%</td> <td>18.1%</td> <td>1.4%</td> <td>100.0%</td> </tr> <tr> <td colspan="6"><b>Market-Based Forecast Growth</b></td> </tr> <tr> <td rowspan="2">2021-2051</td> <td>88,200</td> <td>44,500</td> <td>40,800</td> <td>2,400</td> <td>175,900</td> </tr> <tr> <td>50.1%</td> <td>25.3%</td> <td>23.2%</td> <td>1.4%</td> <td>100.0%</td> </tr> <tr> <td colspan="6"><b>Preferred Growth Concept Forecast Growth</b></td> </tr> <tr> <td rowspan="2">2021-2051</td> <td>40,800</td> <td>44,400</td> <td>86,900</td> <td>3,600</td> <td>175,800</td> </tr> <tr> <td>23.2%</td> <td>25.3%</td> <td>49.4%</td> <td>2.0%</td> <td>100.0%</td> </tr> </tbody> </table> <div style="border: 1px solid red; padding: 5px; margin-top: 10px; text-align: center;"> <p>Far fewer singles and semis and more than double the number of apartments in the Preferred Growth Concept compared to either a market-based forecast or the historic pattern</p> </div>	Year	Singles & Semis	Rows	Apartment Building	Accessory Units	Total	<b>Historic Housing Growth</b>						1991-2021	55,500	28,800	18,900	1,500	104,700	53.0%	27.5%	18.1%	1.4%	100.0%	<b>Market-Based Forecast Growth</b>						2021-2051	88,200	44,500	40,800	2,400	175,900	50.1%	25.3%	23.2%	1.4%	100.0%	<b>Preferred Growth Concept Forecast Growth</b>						2021-2051	40,800	44,400	86,900	3,600	175,800	23.2%	25.3%	49.4%	2.0%	100.0%
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66.	<p>Given economic and social circumstances can and will shift in the next 30 years what can be done to ensure any new boundary expansion is only pursued when absolutely necessary? What can be done as a Region to track and report on housing mix, amount of serviced land available for development and the housing that those lands are providing?</p>	<p>In conformity with the Growth Plan, the Regional Official Plan policies will be based on “intensification first” and minimization of urban expansion objectives of the Growth Plan. This includes policies directing and allocating significant amount of growth to the Designated Built-Up Area (DBUA), as well as existing Designated Greenfield Area (DGA) and the Strategic Growth Areas (SGA) that form key components of the Regional Urban Structure.</p> <p>Additionally, the Regional Official Plan policies include requiring Local Municipalities to prepare Area-Specific Plans (also referred to as Secondary Plans) for growth areas that demonstrate, among other things:</p> <ul style="list-style-type: none"> <li>• capacity targets of population, housing units and employment, including targets for affordable housing; and</li> <li>• appropriate mix and densities of housing.</li> </ul> <p>The location and timing of development is an important consideration of the Regional Official Plan. Table 2a identifies Regional phasing figures that identify the amount of planned population and employment growth five-year increments. These phasing figures identify the planned timing of growth, and in the case of housing units, their general density (low, medium, or high) and their location with Delineated Built-Up Area or the Designated Greenfield Area. These phasing figures ensure a commensurate amount of growth occurs within the Delineated Built-Up Area and the Designated Greenfield Area over the planning period.</p>																																																									

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		<p>There are a number of existing policies in the Regional Official Plan that position intensification and the development of Strategic Growth Areas as the highest priority for urban development in the Region and identify tools to support this approach, such as the use of Community Improvement Plans and programs to make available Regional infrastructure to support growth in these key locations. This is reflected in the Preferred Growth Concept Report, which directs a significant amount of growth to Strategic Growth Areas.</p> <p>The Regional Official Plan also contains policies that require the Region to monitor the number of new housing units occurring within the Built-Up Area each year as well as the cumulative deficit, if any in relation to the forecasts in the Plan (Section 77(2.2)c)). It also identifies a process for addressing such deficits, including through approaches such as limiting the annual number of new housing units occurring in the Designated Greenfield Area or requiring the consideration of approving only joint applications for development from both the Delineated Built-Up Area and Designated Greenfield Area (Section 77(2.3).</p> <p>Section 77(17) of the Regional Official Plan identifies a number of criteria that must be met prior to development being approved within any Regional phase. These include, among other things, the approval of a financial and implementation plan and a determination by Regional Council that the intensification targets of the Plan and the Regional phasing in Table 2a (monitored as directed by Section 77(2.2) and (2.3)) can be reasonably achieved.</p>
67.	<p>In evaluating the preferred option, are there any Provincial lands that could be used for the needs of Halton Hills and Milton Community without expanding the boundary?</p>	<p>While land ownership was not a determinative factor in the development of the Preferred Growth Concept, Regional staff are aware of a number of Provincial land holdings where growth will be directed to 2051. This includes strategic lands around Major Transit Station Areas throughout the Region as well as lands along the Trafalgar Road Corridor north of Dundas Street in Oakville. While these lands are anticipated to accommodate a significant amount of growth to 2051 as key parts of the Regional Urban Structure, they do not change the overall findings of the Land Needs Assessment and the need to accommodate growth through measured boundary expansions in Milton and Halton Hills.</p>
68.	<p>What is the density planned for the growth areas along the Milton GO Transit corridor? How does that compare to density for</p>	<p>There are two Strategic Growth Areas identified as part of the Preferred Growth Concept located along the Milton GO Line. These are the Downtown Milton Urban Growth Centre / Milton GO Major Transit Station Area and the</p>

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	similar transit nodes in other communities?	Major Transit Station Area on the Agerton Lands around the proposed Milton Trafalgar GO Station. The Downtown Milton UGC has a density target of 200 residents and jobs per hectare, with a general target for a mix of 80 per cent residents and 20 per cent jobs. While specific targets have not yet been set for the Milton Trafalgar GO Major Transit Station Area, it is expected that it will be planned to achieve a minimum density target of 150 people and jobs per hectare, consistent with other MTSA's in Halton. On this basis, lands along the Milton GO corridor form an important part of the Regional Urban Structure and are planned to accommodate levels of density consistent with other transit nodes in Halton and consistent with the density targets set out in the Growth Plan which apply to municipalities throughout the Greater Golden Horseshoe.																																		
69.	What can be done about a situation where landowners choose to not develop the land in a timely manner?	While there are many Regional policies and programs that ensure the logical and efficient phasing of development, there are limited tools available to the Region in terms of directing when landowners choose to make changes to their lands. In recognition of this, and the reality that certain lands do not develop within the planned timeframe, the Land Needs Assessment assumes a 2-3% long-term vacancy factor in its consideration of land need.																																		
70.	What is the mix of one, two and three bedroom apartments and condos in Halton approved but not built yet? What has built in the last 10 years?	<p>Based on the 2016 Census, there were a total of 4,170 apartment units built between 2011 and 2016. Of the 4,170 apartment units, 40.8% were 1 bedroom units, 54.7% were 2-bedroom units, and 4.3% were 3 or more bedroom units.</p> <p>The table below provides a summary of the apartment units completed between 2011 and 2016 by number of bedrooms. The tables below provide additional historical information for reference. The first table shows information in 10-year intervals up to 2011. The second table shows the most recent data available, which is for the five-year period between 2011 and 2016.</p> <p><b>Halton Region Occupied Housing Units by Number of Bedrooms, Unit Type, up to 2011</b></p> <table border="1" data-bbox="706 1619 1455 1896"> <thead> <tr> <th rowspan="2"></th> <th colspan="4">Number of Bedrooms</th> <th rowspan="2">Total</th> </tr> <tr> <th>0</th> <th>1</th> <th>2</th> <th>3+</th> </tr> </thead> <tbody> <tr> <td><b>Pre 1970</b></td> <td>45</td> <td>3,810</td> <td>5,010</td> <td>940</td> <td><b>9,805</b></td> </tr> <tr> <td><b>1971-1991</b></td> <td>35</td> <td>3,570</td> <td>6,005</td> <td>1,175</td> <td><b>10,785</b></td> </tr> <tr> <td><b>1991-2011</b></td> <td>15</td> <td>2,830</td> <td>5,275</td> <td>595</td> <td><b>8,715</b></td> </tr> <tr> <td><b>% of Total (All Years)</b></td> <td>0.32%</td> <td>34.84%</td> <td>55.59%</td> <td>9.25%</td> <td></td> </tr> </tbody> </table>		Number of Bedrooms				Total	0	1	2	3+	<b>Pre 1970</b>	45	3,810	5,010	940	<b>9,805</b>	<b>1971-1991</b>	35	3,570	6,005	1,175	<b>10,785</b>	<b>1991-2011</b>	15	2,830	5,275	595	<b>8,715</b>	<b>% of Total (All Years)</b>	0.32%	34.84%	55.59%	9.25%	
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71.	If we open up the urban boundary, will this solve the housing affordability issue?	<p>In the Preferred Growth Concept, a limited expansion of the urban boundary allows for a housing mix that reflects a significant increase in apartments (to 49 per cent of total housing unit growth) while still accommodating reasonable amounts of ground-related housing types which are anticipated to have market demand. Having the housing mix available to respond to market demand is one economic factor that influences housing affordability.</p> <p>Planning for long-term land needs to meet forecasted growth under the Growth Plan is only one factor in dealing with the complex issue of housing supply and affordability in Halton. This issue is driven by many economic, market and social factors that must be addressed.</p> <p>Effectively addressing housing supply challenges requires a coordinated and strategic approach across all levels of government including: dedicated federal and provincial funding for new assisted housing; a coordinated, provincial infrastructure investment plan and funding connected to the Growth Plan to unlock growth potential in communities especially key growth nodes like the Midtown Oakville Urban Growth Centre; enabling municipalities to fully recover the costs of municipal infrastructure investments through development charges; reform to the Ontario Land Tribunal (OLT) to provide quick delivery of decisions that upholds local and Regional planning decisions; and reform to provincial policies that impose rigid requirements to the municipal land use and infrastructure planning process.</p>																								
72.	When lands are urbanized what tools do municipalities have to ensure the mix of housing that is projected will be built and not overturned by OLT or a developer's desire for a certain mix?	The Regional Official Plan provides strong direction and support for comprehensive planning of new communities and growth areas. The policy direction in Section 77(5) of the Regional Official Plan contains, among other things, requirements that local municipalities develop plans that contribute to achieving overall growth management targets (including, density and intensification targets,																								



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		<p>phasing and housing mix targets, and for certain Strategic Growth Areas a general proportion of residents and jobs) and set capacity targets for population, housing units, and employment. OLT decisions must be based on an assessment of an application against the approved Provincial and municipal planning framework. Given Halton’s longstanding planning and growth management approach, the OLT (formerly OMB) has given deference to Halton in many decisions where local Official Plans are aligned in implementing the ROP.</p>
73.	<p>The Land Needs Assessment methodology states that a market-based supply of housing should be provided to the “extent possible” What determines the ‘extent possible’ and what weighting is given to factors like local food supply, water and waste management, transportation, infrastructure costs, greenspace.</p>	<p>In providing an overview of how the need for new Community Area lands is to be determined the Provincial Land Needs Assessment Methodology notes that conforming to the intensification and designated greenfield area density targets may require making adjustments to the mix of housing types to ensure the provision of a market-based supply of housing to the ‘extent possible’.</p> <p>There is no definition or criteria on the ‘extent possible’; however, the Preferred Growth Concept considers the market-based supply of housing while conforming to Growth Plan’s intensification and density targets. This is reflected in the Preferred Growth Concept and its approach to accommodating a significant amount of growth in existing urban areas and Strategic Growth Areas in the forms of apartments while continuing to provide a supply of ground-related housing. This ensures an ‘intensification first’ approach to growth by optimizing the existing urban land supply.</p> <p>Additionally, the Preferred Growth Concept is founded on a balanced approach to accommodate growth to 2051 by considering Key Principles such as:</p> <ul style="list-style-type: none"> <li>• Confirming and Supporting a Regional Urban Structure;</li> <li>• Setting an Ambitious and Achievable Intensification Target;</li> <li>• Meeting the Challenge of Climate Change;</li> <li>• Establishing a Broad Range and Mix of Housing;</li> <li>• Providing a Complete Spectrum of Employment Opportunities;</li> <li>• Advancing Strategic Employment Land Conversions;</li> <li>• Setting Bold yet Achievable Community Area &amp; Employment Area Density Targets;</li> <li>• Maintaining Strong Development Phasing Policies;</li> <li>• Ensuring Growth Proceeds without negative Fiscal Impacts;</li> </ul>

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		<ul style="list-style-type: none"> <li>• Maximizing Agricultural Land Protection; and</li> <li>• Further Enhancing the Natural Heritage System.</li> </ul> <p>The table below identifies the market-based housing unit forecast to 2051 alongside the planned mix of housing unit growth under the Preferred Growth Concept.</p> <table border="1" data-bbox="706 491 1464 827"> <thead> <tr> <th data-bbox="706 491 959 541"></th> <th colspan="2" data-bbox="959 491 1464 541">% of Housing Unit Growth to 2051</th> </tr> <tr> <th data-bbox="706 541 959 625">Unit Type</th> <th data-bbox="959 541 1213 625">Market-Based Forecast</th> <th data-bbox="1213 541 1464 625">Preferred Growth Concept</th> </tr> </thead> <tbody> <tr> <td data-bbox="706 625 959 676">Singles/Semis</td> <td data-bbox="959 625 1213 676">50.1%</td> <td data-bbox="1213 625 1464 676">23.2%</td> </tr> <tr> <td data-bbox="706 676 959 726">Rows</td> <td data-bbox="959 676 1213 726">25.3%</td> <td data-bbox="1213 676 1464 726">25.3%</td> </tr> <tr> <td data-bbox="706 726 959 777">Apartments</td> <td data-bbox="959 726 1213 777">23.2%</td> <td data-bbox="1213 726 1464 777">49.4%</td> </tr> <tr> <td data-bbox="706 777 959 827">Accessory Units</td> <td data-bbox="959 777 1213 827">1.4%</td> <td data-bbox="1213 777 1464 827">2.0%</td> </tr> </tbody> </table> <p>This shows how the Preferred Growth Concept achieves the intensification objectives of the Growth Plan and advances the Key Principles identified above by accommodating a significant amount of growth through apartments while still considering the demand for other types of units over the planning period.</p>		% of Housing Unit Growth to 2051		Unit Type	Market-Based Forecast	Preferred Growth Concept	Singles/Semis	50.1%	23.2%	Rows	25.3%	25.3%	Apartments	23.2%	49.4%	Accessory Units	1.4%	2.0%
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74.	Why are we not able to make up the shortfall in singles with duplexes or semis?	<p>The housing shortfall of 15,500 units represents single-detached units as well as semi-detached units and rows (which include street townhouses, condominium plan or purpose built rental townhouse complexes and back-to-back townhouses, but does not include stacked townhouses). These are all ground-related housing types, which drive the need for additional land. In the context of considering market-based housing supply, the shortfall in a certain type of ground-related housing cannot simply be replaced by other types of ground-related housing.</p>																		
75.	Please clarify the assumption related to density for new Designated Greenfield Areas. For example, why do the densities for new Designated Greenfield Areas in Milton and Halton Hills appear lower than 65 residents and jobs in Table 10 of the LNA?	<p>A description of the density for the Designated Greenfield Area in each Local Municipality under the Preferred Growth Concept and as represented in Table 10 of the Land Needs Assessment is provided below.</p> <p><b><u>Burlington</u></b></p> <ul style="list-style-type: none"> <li>• The DGA Community Area is relatively small, consisting of the Alton Community (but not the adjacent commercial areas) and the planned Tremaine-Evergreen area. Development in Alton and Tremaine-Evergreen is or is planned to be similar in</li> </ul>																		

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		<p>density other new communities in Halton for the actual residential blocks.</p> <ul style="list-style-type: none"> <li>The density is higher than might be expected because most of the stormwater management infrastructure and the supporting commercial uses on Appleby Line happen to fall in the Built-Up Area rather than within the DGA, though they are part of the Alton community. If the stormwater ponds and the commercial uses at Appleby and Dundas were within the DGA area, the density would be about <b>66 residents and jobs per hectare at 2051.</b></li> </ul> <p><b><u>Oakville</u></b></p> <ul style="list-style-type: none"> <li>Most of the Community Area DGA in Oakville are the residential communities in North Oakville, plus some DGA “pockets” that extend south of Dundas, one near 8<sup>th</sup> Line, a small portion of the Uptown Core and two pockets east and west of Palermo.</li> <li>There is a very large amount of North Oakville planned for high density mixed use areas. Taken on there own (and not nearly reaching build out by 2051) the Trafalgar Corridor, Neyagawa Urban Core, the Hospital District, Palermo North Urban Core, Northwest Palermo Mixed Use area and the small part of Uptown Core that is within the DGA all amount to a quite dense group of areas at 135 residents plus jobs per ha. At ultimate development these areas collectively could be double that density.</li> <li>The lower-scale neighbourhood areas of North Oakville will be built out by 2051 and, along with the DGA “pockets” south of Dundas, are expected to have a density at that time of <b>67 residents plus jobs per hectare.</b></li> <li>Combining all of the areas at 2051 the density is 81 residents plus jobs per hectare. It is the high density centres and corridors that bring up the average density from the “standard neighbourhood areas” that are in the vicinity of <b>65 residents plus jobs per hectare.</b></li> </ul> <p><b><u>Milton</u></b></p> <ul style="list-style-type: none"> <li>The DGA density in Milton at 2051 is projected to be 61.1 persons plus jobs per hectares in the new DGA and <b>64.4 in the current DGA</b> for an overall density of</li> </ul>

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		<p><b>63.8 person plus jobs per hectare.</b> The reason it is below 65 in 2051 is that the apartment housing units in the new areas will not yet be built out, plus it typically takes sometime beyond the completion of most of housing in an area for it to reach its employment potential. By the time the apartments are completed and all of the commercial and community are in place the Milton DGA would be over the 65 residents plus jobs per hectare.</p> <p><b><u>Halton Hills</u></b></p> <ul style="list-style-type: none"> <li>• Halton Hills existing DGA area is a combination of the older DGA that was mostly planned in the 1990s, the Stewarttown community, a former rural community at a very low rural density, plus a golf course, all of which significant reduce the density of the DGA area. The Southwest Georgetown area and Southeast Georgetown are both planned for a build out density of about 65 residents plus jobs per hectare, reaching <b>62 residents plus jobs per hectare</b>, with the remainder following 2051. It is the combination of these full density areas with the older lower density that give the overall existing DGA density of about 55.</li> <li>• There are two segments to the new 410 hectares of DGA area proposed in Halton Hills. There are 360 hectares needed for standard Community Area development. This portion of the new DGA is planned for <b>65 residents plus jobs per hectare</b>, reaching 62 by 2051. In addition, at the request of Town staff, about 50 hectares have been added to the 360 ha to accommodate town-wide community uses. In the proposed area there is already stormwater management infrastructure that was built to serve adjacent areas on the north side of 10<sup>th</sup> Sideroad. There is a need in the town for a community parkland to serve a broader area than the planned DGA expansion. Further, there is expected to be a need for a new hospital site in the Georgetown area and the Preferred Growth Concept accounts for this. In the density calculations, no employment has been attributed to the uses that may be in the additional 50 ha of land for town-wide community uses. As a result the density of the overall 410 hectare area is reduced from the planned <b>65 residents plus jobs per hectare</b> in order to accommodate the land needs for these other community uses.</li> </ul>

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76.	Please clarify how the Land Needs Assessment arrives at the conclusion that there is a shortfall of ground-related housing units that can only be accommodated through an urban expansion.	An annotated version of Table 12 from the LNA is provided as Appendix 3. It provides additional explanation on the identified surplus/shortfall of housing units in different policy areas and how this translates into the land need for accommodating growth to 2051.																														
77.	Information has been provided on the ownership of farmland within the areas proposed to be added as new Community Area and Employment Area lands in the Draft Preferred Growth Concept. Can similar information be provided for the whitebelt lands in their entirety?	<p>The whitebelt area in Halton is about 7,550 hectares in size. This is based net of Halton's existing Settlement Areas (Urban and Hamlets), North Aldershot Policy Area, Greenbelt Plan, Niagara Escarpment Plan, and the Regional NHS. Of the 7,550 ha of whitebelt in Halton, about 60.1% is located in Halton Hills, 38.3% in Milton, and the remaining 1.6% in Burlington and Oakville.</p> <p><u>Farming Properties</u></p> <p>Additional analysis of the properties located within the whitebelt area suggest there are 463 farming properties that account for about 6,140 hectares of area within the whitebelt. This is based on the best available sources including MPAC, Census of Agriculture and Farm Business Registrations and represents staff's best estimate. The farming properties were identified based on the assessment of the properties by Municipal Property Assessment Corporation (MPAC) that confirm the properties are actively being farmed under the 200-series MPAC assessment property code (re: Farms). In Milton, of the 2,890 hectares of whitebelt area, about 70.2% is identified as farming properties. In Halton Hills, of the 4,540 hectares of whitebelt area, about 89.6% is identified as farming properties. The table below provides a summary of the net whitebelt area and the farming properties identified within the whitebelt area by municipality.</p> <table border="1" data-bbox="708 1465 1455 1871"> <thead> <tr> <th></th> <th>Current Net Whitebelt Area (ha)</th> <th>% of Halton's Total</th> <th>Area within Net Whitebelt identified as Farming Properties (ha)</th> <th>% of Net Whitebelt Area identified as Farming Properties</th> </tr> </thead> <tbody> <tr> <td>Burlington</td> <td>40</td> <td>0.5%</td> <td>20</td> <td>50.0%</td> </tr> <tr> <td>Oakville</td> <td>80</td> <td>1.1%</td> <td>20</td> <td>25.0%</td> </tr> <tr> <td>Milton</td> <td>2,890</td> <td>38.3%</td> <td>2,030</td> <td>70.2%</td> </tr> <tr> <td>Halton Hills</td> <td>4,540</td> <td>60.1%</td> <td>4,070</td> <td>89.6%</td> </tr> <tr> <td>Halton Region</td> <td>7,550</td> <td></td> <td>6,140</td> <td>81.3%</td> </tr> </tbody> </table>		Current Net Whitebelt Area (ha)	% of Halton's Total	Area within Net Whitebelt identified as Farming Properties (ha)	% of Net Whitebelt Area identified as Farming Properties	Burlington	40	0.5%	20	50.0%	Oakville	80	1.1%	20	25.0%	Milton	2,890	38.3%	2,030	70.2%	Halton Hills	4,540	60.1%	4,070	89.6%	Halton Region	7,550		6,140	81.3%
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		<p><u>Ownership Information</u></p> <p>With respect to the ownership of these farm properties, the information below builds on the original information provided in this document on the ownership of land within the proposed new Community and Employment Areas in the Preferred Growth Concept. As documented in Appendix 1, the analysis concluded that nearly 75 per cent of farmland in the proposed expansion areas in Halton Hills and 80 per cent of farmland in the proposed expansion lands in Milton are in the ownership of a non-farm entity or holding component.</p> <p>When this analysis is expanded to cover the whitebelt in its entirety, the updated figures are as follows:</p> <ul style="list-style-type: none"> <li>• 61.6 per cent of farmland in the whitebelt in Halton Hills is in the ownership of a non-farm entity or holding company; and</li> <li>• 64.8 per cent of farmland in the whitebelt in Milton is in the ownership of a non-farm entity or holding company.</li> </ul> <p>As with the original analysis provided, this data is based on the best available sources including MPAC, Census of Agriculture and Farm Business Registrations and represents staff's best estimate.</p> <p>A detailed table is provided in Appendix 2. It provides additional details from this assessment at the Local Municipal and Regional scales, including the farming properties identified within the whitebelt and the type of ownership ((e.g. confirmed farm, non-farm, or other property).</p>
78.	<p>There are appear to be different statistics on the number of jobs and economic impact related to agriculture and food in Halton. Can you please clarify, based on the best available data what are the number of jobs and economic impact?</p>	<p>A description of different sources of information on agricultural and the food sector is provided below.</p> <p><b>Snapshot of Agriculture in Halton Region</b></p> <p>The Snapshot of Agriculture in Halton Region reported that the Agriculture and Food sector was responsible for 24 per cent of employment in Halton Region. This number was derived by using a broad list of 144 North American Industry Classification System (NAICS) codes identified by the Golden Horseshoe Food and Farming Alliance and used in ConnectON, an asset-mapping platform for the agri-food and manufacturing sectors.</p>

#	Question	Response
		<p>This provides a very broad look at the overall agriculture and food sector in Halton and includes businesses located throughout the Region, in both urban and rural areas and in a wide range of sectors. For example, it includes businesses in the manufacturing, wholesale trade, retail trade, transportation and warehousing, and accommodation and food services which have a connection to agriculture and food. As such, it does not represent or reflect jobs located specifically in the rural area.</p> <p><b>Halton’s Employment Survey</b></p> <p>Based on the 2020 Employment Survey, approximately 136 businesses were identified under the 110000 NAICS Code for ‘Agriculture, Forestry, Fishing and Hunting’. There were an estimated 1,400 jobs associated with these businesses.</p> <p>The Employment Survey also asks “Is this business involved in agrifood sector or operate an agricultural-related business?” Based on responses, data can be sorted to arrive at employment figures for the broader agricultural industry. Businesses that responded that they were involved in agriculture and food but did not fall under the 110000 NAICS code series (agriculture, forestry, fishing and hunting) totaled an additional 342 businesses and approximately 11,000 jobs.</p> <p>It is important to note that the Employment Survey is voluntary and its results represent the responses received. In addition, due to the Covid-19 pandemic, the response rate for the 2020 Employment Survey was lower than the previous years. As such, the job counts are “estimated” based on inferential statistics for businesses that did not respond in 2020.</p> <p><b>Ontario Ministry Agriculture Food and Rural Affairs (OMAFRA) County Profiles</b></p> <p>OMAFRA provides County Profiles based on Census <a href="#">information</a>. Information related to Agri-Food Employment based on the 2016 Census of Population is provided in the table below. In this table, ‘DAY’ refers to jobs based on the business being located in Halton Region. Employees may or may not necessary live in Halton Region. These figures are only provided every 5 years once the Census is completed and reported. These figures are based on a specific set of NAICS codes.</p>

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Appendix 1 – Preferred Growth Concept Whitebelt Ownership Summary Table

Summary	Number of Applicable Properties	Applicable Parcel Gross Area (ha)	Applicable Parcel Net Area* (ha)	% Breakdown of Parcel Net Area
<b>Halton Hills</b>	<b>141</b>	<b>1,050</b>	<b>780</b>	
<b>Farm properties</b>	40	970	740	94.9%
Ownership Confirmed as Farm Holding	<b>10</b>	<b>240</b>	<b>190</b>	<b>25.7%</b>
Ownership Confirmed as Non-Farm Holding	<b>30</b>	<b>730</b>	<b>550</b>	<b>74.3%</b>
<b>Other Properties (those not being farmed)</b>	101	80	40	5.1%
<b>Milton</b>	<b>201</b>	<b>1,690</b>	<b>1,340</b>	
<b>Farm Properties</b>	104	1,300	1,000	74.6%
Ownership Confirmed as Farm Holding	<b>21</b>	<b>250</b>	<b>200</b>	<b>20.0%</b>
Ownership Confirmed as Non-Farm Holding	<b>83</b>	<b>1,060</b>	<b>800</b>	<b>80.0%</b>
<b>Other Properties (those not being farmed)</b>	49	390	340	25.4%
<b>Total</b>	<b>342</b>	<b>2,740</b>	<b>2,120</b>	

Appendix 2 – Whitebelt Ownership Summary Tables

	Number of Applicable Properties	Applicable Parcel Gross Area (ha)	Applicable Parcel Net Area (ha)	% of Breakdown of Parcel Net Area
<b>Burlington</b>	<b>350</b>	<b>490</b>	<b>150</b>	
<b>Farm Properties</b>	<b>27</b>	<b>190</b>	<b>30</b>	<b>20.0%</b>
Confirmed Farm	5	30	10	6.7%
Non-Farm	22	160	20	13.3%
<b>Other Properties (Those not being Farmed)</b>	<b>323</b>	<b>310</b>	<b>120</b>	<b>80.0%</b>
<b>Halton Hills</b>	<b>777</b>	<b>6,070</b>	<b>4,560</b>	
<b>Farm Properties</b>	<b>252</b>	<b>5,420</b>	<b>4,070</b>	<b>89.3%</b>
Confirmed Farm	61	1,550	1,260	27.6%
Non-Farm	191	3,870	2,810	61.6%
<b>Other Properties (Those not being Farmed)</b>	<b>525</b>	<b>650</b>	<b>480</b>	<b>10.5%</b>
<b>Milton</b>	<b>401</b>	<b>3,680</b>	<b>2,700</b>	
<b>Farm Properties</b>	<b>211</b>	<b>2,790</b>	<b>2,030</b>	<b>75.2%</b>
Confirmed Farm	30	390	280	10.4%
Non-Farm	181	2,400	1,750	64.8%
<b>Other Properties (Those not being Farmed)</b>	<b>190</b>	<b>890</b>	<b>660</b>	<b>24.4%</b>
<b>Oakville</b>	<b>14</b>	<b>100</b>	<b>70</b>	
<b>Farm Properties</b>	<b>5</b>	<b>40</b>	<b>10</b>	<b>14.3%</b>
Confirmed Farm	2	20	10	14.3%
Non-Farm	3	20	0	0.0%
<b>Other Properties (Those not being Farmed)</b>	<b>9</b>	<b>70</b>	<b>50</b>	<b>71.4%</b>
<b>Grand Total</b>	<b>1,542</b>	<b>10,350</b>	<b>7,480</b>	
<b>Total Farm Properties</b>	<b>495</b>	<b>8,440</b>	<b>6,140</b>	<b>82.1%</b>
<b>Total Other Properties (Those not being Farmed)</b>	<b>1,047</b>	<b>1,920</b>	<b>1,310</b>	<b>17.5%</b>

Appendix 3 – Annotated Table 12 of the LNA

Halton Identified Housing Growth and Supply/Surplus or Shortfall/Supply 2021-2051				
Supply and Growth by Policy Area	Singles & Semis	Rows	Apartments	Total
<b>Rural Area</b>				
Identified Supply	0	0	0	0
Housing Growth	0	0	0	0
<b>Surplus/(Shortfall)</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Built-Up Area</b>				
Identified Supply	1,900	6,900	101,700	110,500
Housing Growth	8,000	12,200	60,200	80,400
<b>Surplus/(Shortfall)</b>	<b>(6,100)</b>	<b>(5,300)</b>	<b>47,800</b>	
<b>Designated Greenfield Area</b>				
Identified Supply	27,900	25,700	58,200	111,800
Housing Growth	36,600	32,400	26,700	95,700
<b>Surplus/(Shortfall)</b>	<b>(8,700)</b>	<b>(6,700)</b>	<b>31,500</b>	

**Rural:**

In the rural area, there are a small number of housing growth; however, Halton is not expected to plan for any additional growth in the rural area. An exception is for the currently planned units in Glen Williams and other locations. Some scattered rural growth will occur on lots of record.

**BUA:**

In the DBUA, there is a sufficient identified supply for the large number of apartments allocated. Most of these units are in the Strategic Growth Areas (UGCs, MTSAs and other planned nodes and corridors). The singles & semis and row houses will be accommodated through small-scale infill development that occurs as an urban area matures. Most sites where these occur are difficult to identify in advance. The LNA identifies a shortfall of 11,400 ground-related units within the DBUA. In the context of the DBUA, the 11,400 ground-related units (Singles & semis and row houses) shown as a shortfall is not a large number within an urban area as large as Halton over a 30-year period.

Total housing demand of 175,800 from 2021 to 2051

**DGA:**

In the existing DGA, the LNA determines that once the ground-related housing potential is exhausted, there will remain demand for 8,700 singles & semis and 6,700 row houses which would need to be accommodated through urban expansion. This totals 15,400 ground-related units. Halton would not build large communities that would only be made up of ground-related housing. It is assumed that the new communities would be planned for a minimum of 7% apartment units. Applying this mix means an expansion area of 16,700 units at full development. At 65 residents plus jobs per hectare the 16,700 units would be about 1,060 hectares of land, per the Land Need Assessment (additional land need for strategic and Town-wide uses was identified in Halton Hills, bringing the total land need to 1,120 hectares.