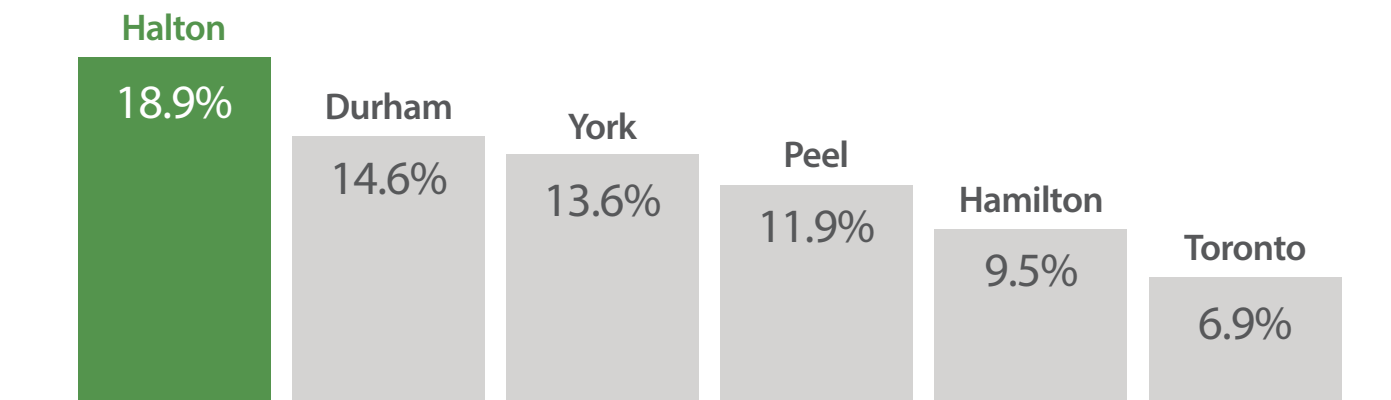


Delivering Results Together

Working Together to Achieve 1.5 million Homes in Ontario

Halton Region has been and continues to be one of the fastest growing communities in Canada.

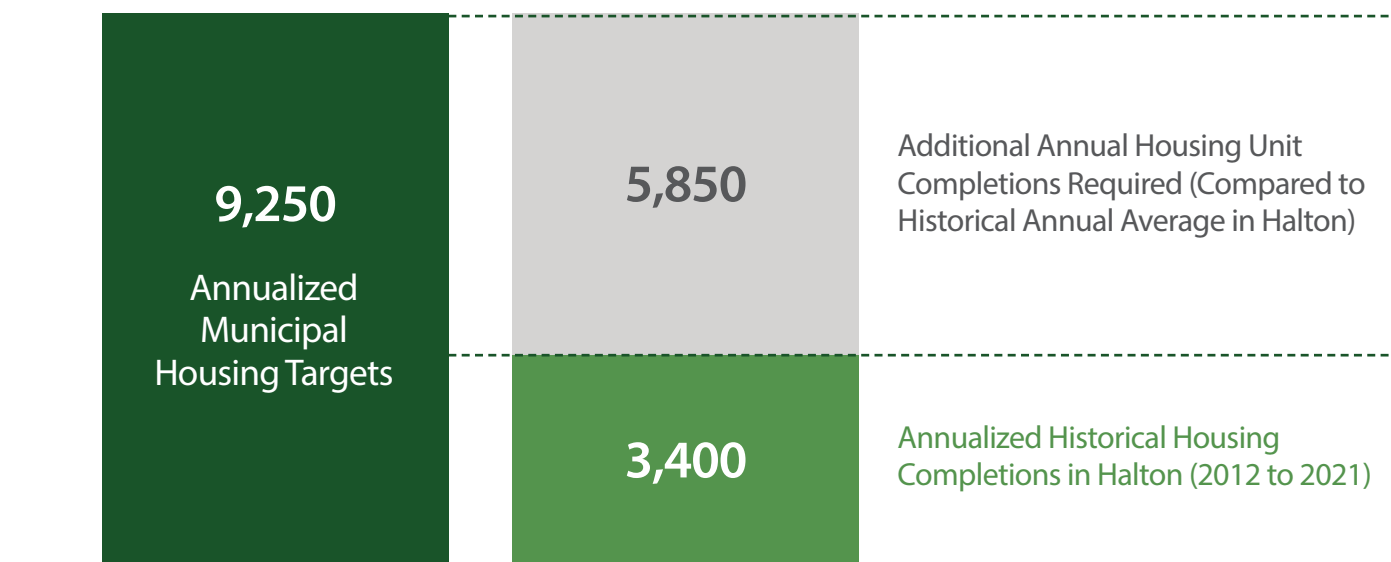
Population (Census) Growth Rates by Upper- and Single-tier Municipalities in the GTHA, 2011 - 2021



The Halton Municipalities have a strong history of facilitating growth. Over the past 10 years, the Region has consistently delivered an average of 3,400 units annually by ensuring the necessary infrastructure is in place to support new homes and businesses. This includes investment of over \$3.5 billion in new water, wastewater and roads projects, funded in partnership with the development community over the past 10 years.

Halton supports the Province’s goal to deliver 1.5 million new homes by 2031. To achieve this goal, the Halton Municipalities will need to advance approximately 9,250 housing units each year. This represents more than 2.5 times the average of approximately 3,400 new housing units annually observed over the past decade. This is a considerable challenge, but it is achievable if we work together.

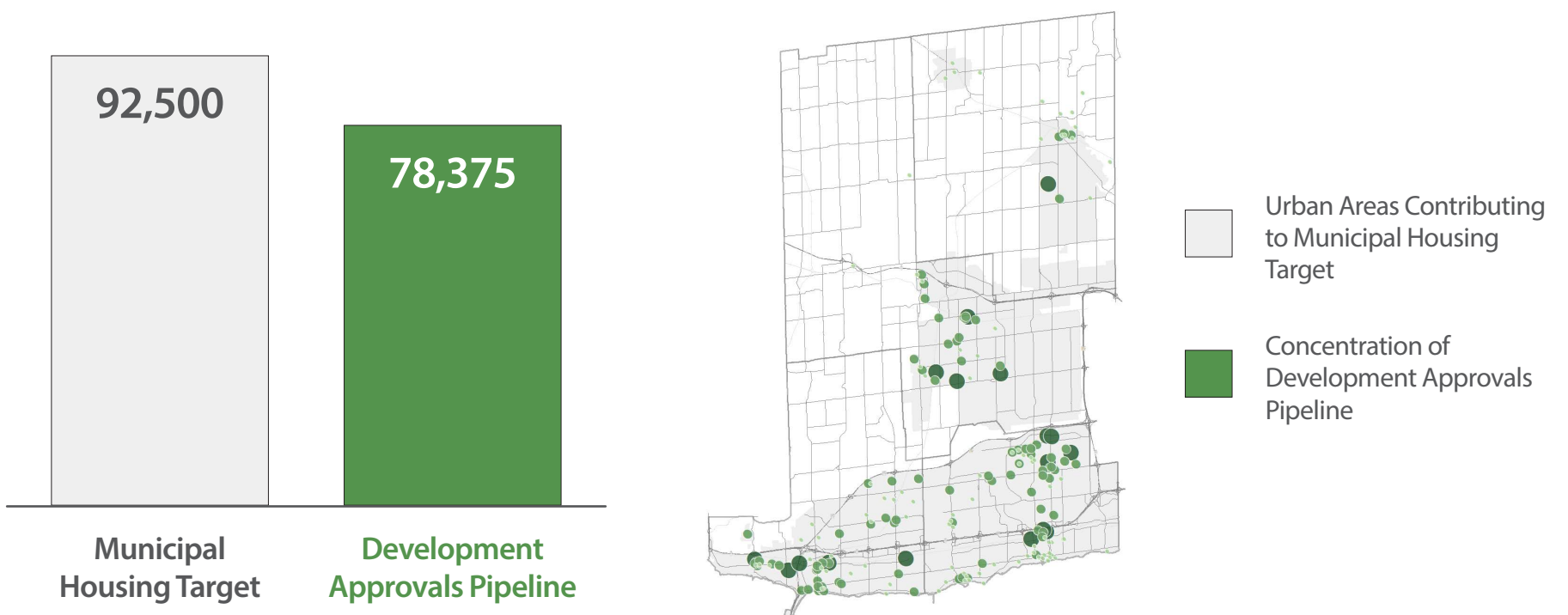
Annualized Municipal Housing Target vs. Annualized Historical Housing Completions in Halton (2012 to 2021)



Halton is a great place to live, work, raise a family and retire. There is significant interest from the development community to build more homes in our communities in part because of the Region’s desirable location on the west side of the Greater Toronto Area.

As of October 2023, there were approximately 78,375 housing units in the development approvals pipeline across Halton. These are potential future housing units that are either under review or draft approved, but not yet constructed, and many are not currently serviced. If serviced, approved, and built, these housing units would result in significant progress toward achieving Halton’s share of the 1.5 million homes.

Municipal Housing Target vs. Development Approvals Pipeline in Halton



Halton's Local Municipalities have endorsed Municipal Housing Pledges in support of the Provincial goal to construct 1.5 million homes. Given Halton's forward-looking approach to planning for infrastructure, the Region has water and wastewater capacity planned and being delivered that will enable our Local Municipalities to meet their Municipal Housing Pledge Targets. The Region is planning to expand and invest in this infrastructure to support even more growth over the long-term.

Key infrastructure must be expanded to ensure Halton is prepared for the next wave of growth. Expansions to region-wide water and wastewater infrastructure like treatment plants, pumping stations, reservoirs and trunkmains will be necessary to accommodate growth and represent billions of dollars in new investment. It is estimated that the cost of all the growth-related infrastructure needed in Halton to 2031 will be \$5.2 billion, with \$3 billion of this required to support residential growth. It is estimated that the total residential development charges that could be collected to 2031 amount to \$2.1 billion. This means the Region will require an alternative source of financing for some of the major infrastructure required to support growth.

Historically, Halton Region has successfully partnered with the development community to help finance and deliver major infrastructure. A key to the Region's success has been coordination with the development community and our Local Municipalities. Over the past 10 years, the Region's approach has supported the funding of \$3.5 billion of infrastructure, enabling more than 50,000 housing units in greenfield areas and supporting the growth plans of our communities. A new partnership, currently in development, would support at least another 30,000 units in greenfield areas and an initial \$3.2 billion of enabling infrastructure for residential uses, with the potential for another \$2 billion in expenditures to be identified in updated infrastructure master plans. This program will ensure long-term growth plans are fulfilled.

The Region has done a great job to deliver infrastructure needed to support growth using the tools we have and the partnerships we have developed; however, with the significant acceleration of growth in the short term, Halton requires significant new water, wastewater and road infrastructure for our communities. We thank the Provincial Government for offerings such as the Housing-Enabling Water Systems Fund and the Ontario Infrastructure Bank and look forward to continuing discussions on how to support our growing communities.

The Provincial Government can support increased housing supply in Halton Region by working with the Region to explore alternative sources of funding to deliver the significant new water, wastewater and road infrastructure necessary to support accelerated growth in Halton Region.



- Some examples of key infrastructure projects necessary to meet our shared housing objectives for Halton include:
 - Expanding the Mid-Halton Wastewater Treatment Plant (125 ML/d to 175 ML/d) and expanding the North WWPS (to 2,000 L/s) to provide wastewater servicing to growth areas in Oakville, Milton and Halton Hills (\$305 million)
 - Expanding the Skyway Wastewater Treatment Plant to provide capacity for intensification growth in Burlington (\$209 million)
 - Advancing the Wastewater Pumping Station at Lower Base Line and associated forcemains to provide wastewater servicing to growth areas in Milton and Halton Hills (\$276 million)
 - Expanding the Burloak Water Purification Plant (from 55 to 165ML/d) to provide water supply to growth areas in Oakville, Milton and Halton Hills (\$195 million)
 - **Appendix A: Investments in Infrastructure to Achieve Accelerated Housing Growth** provides additional information on these critical Halton infrastructure projects.

Halton Region welcomes the opportunity to provide feedback to the Province on aspects of Bill 23, More Homes Built Faster Act, 2022. As it relates to changes to the Development Charges Act, Halton supports efforts of the Province to take stock in the significant financial impact these changes will have on municipalities. This is especially important in light of the significant investment required for infrastructure as noted above.

There are other changes associated with Bill 23 where clarity and certainty is required. Halton Region has taken a proactive approach to implementing the Provincial direction in Bill 23 to remove duplication from land use planning. The Region is the first upper-tier municipality to have a Council-endorsed plan for the transition of planning services to the Local Municipalities. This demonstrates our commitment to a streamlined development review and approvals system that supports the acceleration of housing. While much of the Transition Plan has been implemented, including through corporate-wide reorganization, there are aspects of the Region's statutory role in planning that cannot be transitioned until the proclamation of Bill 23. While the Province has already implemented significant changes through Bill 23 with respect to the elimination of Regional planning, expediting proclamation of Bill 23 would enable us to fully transition the Region's role in planning to our Local Municipalities.

The Provincial Government can support Halton Region in delivering infrastructure to advance housing supply by:



- Eliminating the 5-year phase in of development charge rates brought forward through Bill 23;
- Restoring the list of eligible costs recoverable by development charges;
- Limiting the definition of affordable housing to "purpose-built rentals" for the purpose of development charge reductions and enable municipalities to refine the definition based on specific needs; and
- Expediting the proclamation of a revised Bill 23 that changes land use planning responsibilities in upper-tier municipalities.

We appreciate recent Provincial investments in Halton including:

- Streamline Development Approval Funding to accelerate approvals
- Investments through the Canada-Ontario broadband partnership for enhanced high-speed internet access in Campbellville
- New Public and Catholic Elementary Schools to support growth in Oakville (Oakville NE #3 Public Elementary School and North Oakville #4 Catholic Elementary School)

Even with the investments made in Halton, there are significant existing needs. Planned investments in schools, hospitals, GO Transit, and highway improvements will need to be fast-tracked to keep up with the accelerated rate of growth in our communities. These investments are critical to supporting the development of complete communities.

The Provincial Government can support increased housing supply in Halton Region by delivering infrastructure, including schools, hospitals, GO Transit, and highways, to support growing communities.



A significant amount of growth is planned for key Strategic Growth Areas in Halton, such as the Burlington Urban Growth Centre, Midtown Oakville Urban Growth Centre and the Milton Urban Growth Centre. In all cases, these nodes have been master planned as complete transit oriented communities. These are also areas that require the highest degree of coordination when it comes to delivering new water and wastewater infrastructure and transportation infrastructure to enhance transit station access. Provincial agencies own land in and around the transit stations in these growth nodes. Without enhanced coordination with the Provincial Government the anticipated growth in these areas will not be realized.

The Provincial Government can support increased housing supply in Halton Region by working with the Halton Municipalities to ensure the infrastructure necessary to support transit-oriented growth.



- It is important that planned transit-oriented growth in Halton within the Burlington Urban Growth Centre (GO Station), Midtown Oakville Urban Growth Centre and the Milton Urban Growth Centre is coordinated through a multi-agency working group that includes representation from Ministry of Infrastructure, Ministry of Transportation, Ministry of Municipal Affairs and Housing, Metrolinx, and the Halton Municipalities.