

## PLANNING, PUBLIC WORKS AND TRANSPORTATION COMMITTEE AGENDA

**Meeting #:** PPT-2019-0014  
**Date:** Tuesday, November 19, 2019, 3:00 p.m.  
**Location:** Halton Hills Town Hall, Council Chambers  
1 Halton Hills Drive  
**Members:** Mayor R. Bonnette, (Ex-Officio), Councillor C. Somerville, Chair,  
Councillor J. Fogal, Councillor M. Albano, Councillor B. Lewis,  
Councillor M. Johnson, Councillor B. Inglis

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. COMMITTEE DELEGATIONS/PRESENTATIONS
  - a. Ruth Conard, Development Review Planner and Niloo Hodjati, Secretary Treasurer, Committee of Adjustment  
Presentation to Committee regarding Planning and Development Notification and Report Improvements. (PowerPoint)  
(Refer to Item No. 4.a of the Agenda, Report No. PLS-2019-0078)
4. REPORTS & MEMORANDUMS FROM OFFICIALS

Vet Reports to be considered by the Planning, Public Works and Transportation Committee.

Reports will be automatically held when there is a presentation or delegation on the matter.

  - a. REPORT NO. PLS-2019-0078 (AUTOMATIC HOLD)  
PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0078 dated November 6, 2019 regarding Planning & Development Notification and Report Improvements.

- b. **REPORT NO. PLS-2019-0072** 26  
PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0072 dated October 15, 2019 regarding Halton Region's 2018 State of Housing Report.
- c. **REPORT NO. PLS-2019-0075** 58  
PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0075 dated October 23, 2019 regarding Town Transfer of Permanent Easement to Halton Hills Hydro 14 Willow St & 15 Main St N, shown as Part 1, 20R-21455 – Willow Street N Parking Lot, Acton.
- d. **REPORT NO. PLS-2019-0076** 63  
PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0076 dated October 23, 2019 regarding Deeming By-law Request Block A Plan M-111, 0 Commerce Crescent, Halton Hills.
- e. **REPORT NO. PLS-2019-0077** 67  
PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0077 dated November 8, 2019 regarding Heritage Property Tax Refund Program By-law Update.
- f. **REPORT NO. TPW-2019-0034** 74  
TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0034 dated November 4, 2019 regarding Uniform Traffic Control By-law 84-1 Schedule Updates.
- g. **REPORT NO. TPW-2019-0035** 78  
TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0035 dated November 6, 2019 regarding Operational Safety Reviews and Speed Limit Assessments Update – 2019 Traffic Engineering Work Plan.

5. **CLOSED SESSION**

Committee to Convene into Closed Session if necessary.

6. **RECONVENE INTO OPEN SESSION**

Motion to approve items pertaining to Closed Session.

7. **ADJOURNMENT**

## REPORT

**REPORT TO:** Chair and Members of the Planning, Public Works and Transportation Committee

**REPORT FROM:** Ruth Conard, Planner - Development Review  
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment

**DATE:** November 6, 2019

**REPORT NO.:** PLS-2019-0078

**RE:** Planning & Development Notification and Report Improvements

### RECOMMENDATION:

THAT Report PLS-2019-0078, dated November 6, 2019, regarding “Planning & Development Notification and Report Improvements”, be received for information.

### BACKGROUND:

In 2018 the Town adopted a Public Engagement Charter, which is intended to support the objective of providing a proactive, multifaceted public engagement strategy to foster the effective exchange of information between the municipality and its residents.

Consistent with these efforts Planning and Communications staff have updated and improved the Town’s notices and signage associated with development applications and also the Planning staff reports to the Committee of Adjustment. The intent of the improvements is to communicate proposed changes to a property or community in a more clear, concise and reader-friendly manner in the hopes of encouraging more residents to participate in the development review process.

To that end, a number of improvements have been made to the following documents:

1. Signage;
2. Notices of Received Application and Public Meeting/Hearing; and,
3. Committee of Adjustment Planning Reports.

## COMMENTS:

Each year the Planning & Development Department processes dozens of *Planning Act* applications for Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Subdivisions, Minor Variances and Consents. The *Planning Act* requires the public to be notified of these applications and sets out certain statutory requirements for inclusion within the notification. However, as long as the statutory requirements have been satisfied a municipality has the authority to prepare the notices as they see fit.

Below is an overview of the improvements made to the previously listed documents:

### 1. Signage:

Upon filing a new Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision application an applicant is required to post a sign on their property notifying the public of the intent of their application.

Staff modified the Town's current signage to include increased dimensions for better visibility, a bold heading in colour, images of the proposal, and clear language to make it more noticeable. See **SCHEDULE 1 – SIGNAGE** for a comparison of the original sign versus the new design. The Rockport Development at 224 Maple Avenue was used as an example to illustrate the difference.

### 2. Notices of Received Applications and Public Meetings/Hearings:

Upon receipt of applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Minor Variance or Consent the Town is required to notify residents owning properties near the affected property of the submission.

For these applications the *Planning Act* also requires a municipality to notify residents when a statutory public meeting will be held before Council or when the Committee of Adjustment may consider an application at one of their hearings.

While these two notices serve different purposes, traditionally the design and content of the notices are similar. Staff have improved the notices through:

- The addition of illustrations such as location maps and renderings;
- The language has been condensed to remove repetitive information and clarified to be more reader-friendly;
- The Town logo has been updated to be more consistent with communications standards of the municipality; and,
- For the Public Meeting/Hearing Notices, they now contain a more prominent display of the date, time and location of the public meeting/hearing.

Given the similarity between the Notice of Received Application and the Public Meeting/Hearing Notice, staff have only appended examples of the changes made to the Public Meeting/Hearing Notice.

Examples of the original versus new Public Meeting Notice for an Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision application has



been attached as **SCHEDULE 2**. Again the Rockport Development at 224 Maple Avenue was used to illustrate the differences.

The old versus new Committee of Adjustment Notice of Hearing is attached as **SCHEDULE 3**. A typical minor variance application was used to demonstrate the changes.

### 3. Committee of Adjustment Planning Reports:

Planning staff prepare recommendation reports to the Committee of Adjustment for every minor variance and consent (severance) application filed with the Town.

The staff reports have been restructured to provide additional detail about the proposal and further evaluation of the policy framework and tests applicable to the proposal. Additionally, a new template has made the reports more reader-friendly through the use of section headings. Examples of an old versus new minor variance report have been attached as **SCHEDULE 4**.

## **RELATIONSHIP TO STRATEGIC PLAN:**

This report relates, in part, to the following Strategic Action Plan priorities adopted by Council for this term:

1. Municipal Service Delivery:
  - Effective, efficient and economical delivery of the Town's existing services.
8. Communications:
  - A. Continue to provide timely, transparent communications with residents and business owners.

## **FINANCIAL IMPACT:**

There is no financial impact associated with this report.

## **CONSULTATION:**

Planning staff consulted with Corporate Communications in the preparation of this report.

## **PUBLIC ENGAGEMENT:**

No public notification or engagement is required for this report.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

This report is not applicable to the Strategy's implementation.

**COMMUNICATIONS:**

The documents listed in this report will enhance the Planning & Development Department's public notification process.

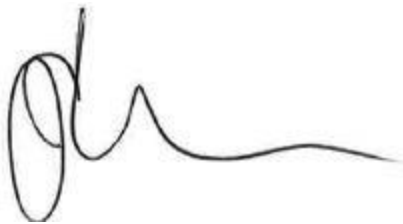
**CONCLUSION:**

This report has provided an overview of the work conducted to update and improve statutory notices and signage for development applications as well as Committee of Adjustment planning reports. The intent is to make the documents more clear, concise and reader-friendly.

Reviewed and Approved by,



**Jeff Markowiak, Manager of Development Review**



**John Linhardt, Commissioner of Planning and Sustainability**



**Brent Marshall, Chief Administrative Officer**

**SCHEDULE 1 – SIGNAGE**

Previous version of sign

**NOTICE**

**A PROPOSAL HAS BEEN MADE ON THIS SITE FOR AN  
APPLICATION TO AMEND THE TOWN OF HALTON HILLS  
OFFICIAL PLAN AND ZONING BY-LAW 2010-0050**

**TO ALLOW A 6-STOREY, 120-SUITE SENIORS RESIDENCE**

**PUBLIC COMMENTS ARE INVITED TO BE PROVIDED TO THE  
TOWN OF HALTON HILLS PLANNING DEPARTMENT  
(905) 873-2600**

**FILE NO(S): D09OPA14.002 & D14ZBA14.011|**

## NOTICE: A change is proposed for these lands

A development application has been submitted to the Town of Halton Hills to amend the Official Plan and Zoning By-law.

The proposal is to allow for the development of a 6-storey, 120-suite seniors residence.

**Applicant:** Rockport Group

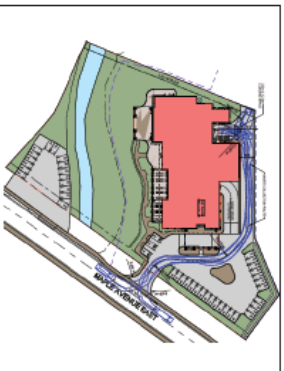
**Address:** 224 Maple Avenue, Georgetown

**Ward:** 3

**File No(s) :** D09OPA14.002 & D14ZBA14.011

**For more information:**

Contact the Town of Halton Hills Planning & Development Department 905-873-2601, ext. 2296



## **SCHEDULE 2 – NOTICE OF PUBLIC MEETING**

**Previous version of notice**



### **NOTICE OF A PUBLIC MEETING**

#### **Concerning Applications for Amendments to the Town of Halton Hills Official Plan and Zoning By-law**

**For lands legally described as:  
Part of West Half Lot 18, Concession 9  
Ward 3, Town of Halton Hills, Regional Municipality of Halton**

**Town of Halton Hills File: D09OPA14.002 and D14ZBA14.011  
(224 Maple Avenue, Georgetown)**

General Committee for the Town of Halton Hills will conduct a Public Meeting to examine and discuss proposed applications to amend the Town of Halton Hills Official Plan and Zoning By-law 2010-0050, as amended.

The proposed Official Plan and Zoning By-law amendments apply to the lands legally described as Part of West Half Lot 18, Concession 9, Town of Halton Hills, Regional Municipality of Halton. The subject lands are municipally known as 224 Maple Avenue (Georgetown). Attached is a map showing the location of the subject property.

**The purpose and effect of the applications are to allow for the development of a 6-storey, 120-suite seniors residence.**

If you wish to be notified of the decision of the Town of Halton Hills in respect of the Official Plan and Zoning By-law amendment applications, you must make a written request to the Town of Halton Hills – PLANNING, DEVELOPMENT & SUSTAINABILITY DEPARTMENT at 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2.

#### **NOTES:**

1. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the proposed Official Plan and/or Zoning By-law amendments are adopted/passed, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board.
2. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Halton Hills before the proposed Official Plan and/or Zoning By-law amendments are adopted/passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

3. Any written comment/objection submitted to the Town of Halton Hills regarding these applications which are being processed under the Planning Act 1990, may be made public as part of the application process.

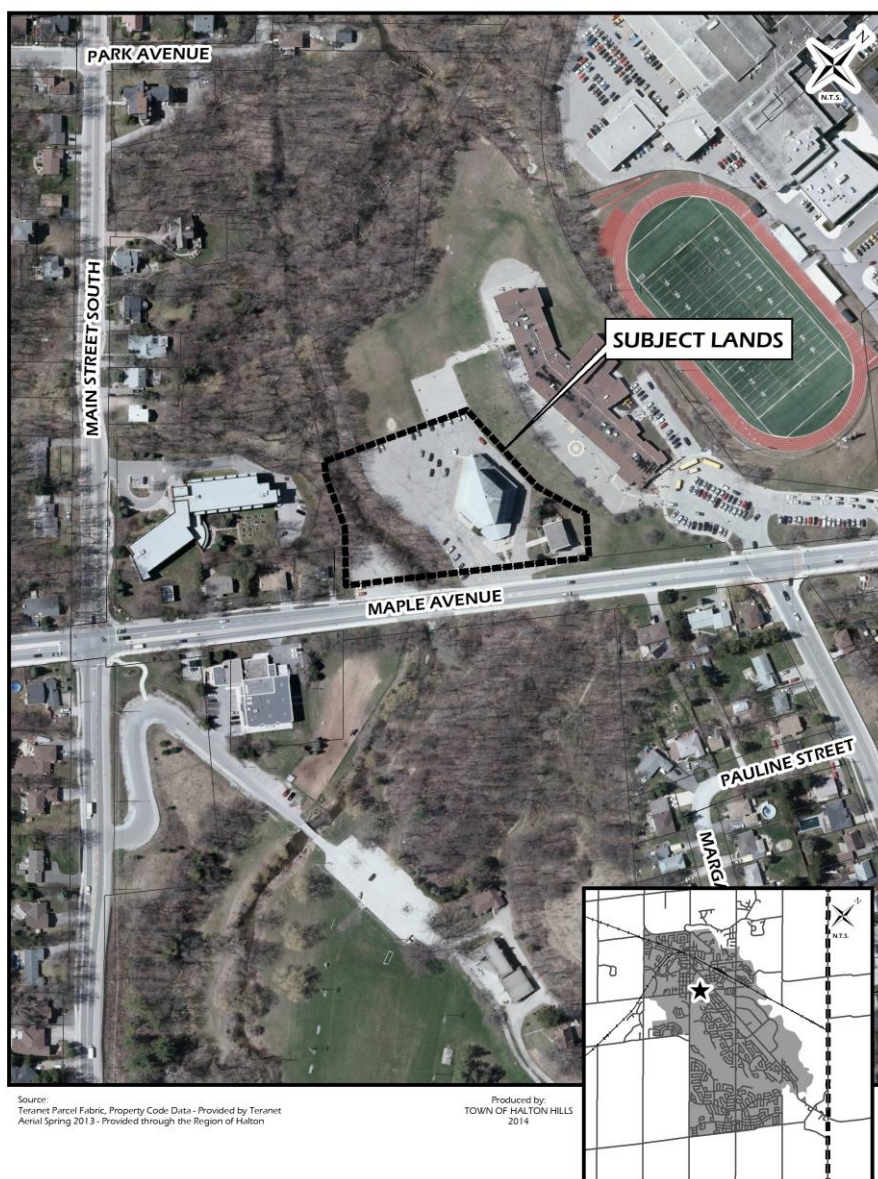
Further information is available in the Planning, Development & Sustainability Department, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, ON, L7G 5G2, or contact the Planner assigned to the file, Jeff Markowiak at 905-873-2601, ext. 2296. A copy of the related Staff Report will be available on Friday, January 23, 2015, on the Town's website at <http://www.haltonhills.ca/calendars>.

### ALL INTERESTED CITIZENS ARE WELCOME

DATE/TIME: Monday, January 26, 2015 at 6:30PM

LOCATION: Council Chambers, Civic Centre, 1 Halton Hills Drive

FILE NO(S): D09OPA14.002 and D14ZBA14.011 (224 Maple Ave., Georgetown)





**SCHEDULE 2 – NOTICE OF PUBLIC MEETING (continued)**  
**New notice**

## Notice of Public Meeting



**224 Maple Avenue, Georgetown**

**Ward 3, Town of Halton Hills, Regional Municipality of Halton**

The purpose of this notice is to advise that the Town of Halton Hills will be holding a Statutory Public Meeting to inform and consult with the public about the development application submitted for the above listed property. The meeting will be held before Town Council and will provide members of the public with an opportunity to ask questions or express their views regarding the development proposal.

### Property Location



### Applicant's Proposal:

The Town of Halton Hills will hold a Public Meeting to examine and discuss an Official Plan and Zoning By-law Amendment:

**To allow for the development of a 6-storey, 120-suite seniors residence.**

### Applicant's Proposal



**Applicant:** Rockport Group

**File No(s):** D09OPA14.002 & D14ZBA14.011

### Details Regarding Public Meeting | All Interested Citizens are Welcome

**Location:** Council Chambers, Town Hall, 1 Halton Hills Drive

**Time:** 6 p.m.\*

**Date:** Monday, January 26, 2015

\*The Council Meeting will commence at 6 p.m. The Public Meeting will be held during the General Committee portion of the Council Meeting and may be preceded by other items therefore impacting the 6 p.m. start time of this item. Please consult the agenda available online the Friday before the Monday meeting.

# Notice of Public Meeting

(continued)



## Notification:

If you wish to be notified of the decision of the Town of Halton Hills on the proposed official Plan (or official plan amendment) and zoning by-law (or zoning by-law amendment), you must make a written request to the Town of Halton Hills Planning & Development Department, 1 Halton Hills Drive, Halton Hills, ON, L7G 5G2.

## Legal Notices Required Under the Planning Act:

1. If a person or public body would otherwise have an ability to appeal the decision of Town of Halton Hills Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the proposed official plan (or official plan amendment) is adopted and the by-law is passed, the person or public body is not entitled to appeal the decision.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the proposed official plan (or official plan amendment) is adopted and the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Any written comment/objection submitted to the Town of Halton Hills regarding this application which is being processed under the Planning Act, may be made public as part of the application process.

Additional information and material about the proposal can be obtained by visiting the Town of Halton Hills Planning & Development Department at Town Hall, 1 Halton Hills Drive, Halton Hills, Ontario, L7G 5G2 during business hours, Monday to Friday from 8:30 a.m. to 4:30 p.m. or by contacting the planner assigned to the file at 905-873-2601, ext. 2296.

Dated at the Town of Halton Hills, January 5, 2015.



## SCHEDULE 3 – COMMITTEE OF ADJUSTMENT NOTICE OF HEARING

Previous version of notice



### NOTICE OF PUBLIC HEARING OF APPLICATION

For Minor Variance or Permission (The *Planning Act*, 1990, Section 45)  
For Consent (The *Planning Act*, 1990, Section 53)

#### **D13VAR17.007H - ACTON SHOPPING PLAZA**

**PURPOSE:** REQUESTING RELIEF FROM ZONING BY-LAW 2010-0050, AS AMENDED,  
1. TO REDUCE THE PARKING SPACES FROM THE MINIMUM 496 TO PERMIT 377 PARKING SPACES.

**TO ACCOMMODATE A PROPOSED ADDITION TO A COMMERCIAL BUILDING.**

**LOCATION:** PROPERTY DESCRIBED AS PART LOT 335, PLAN 1098, PART LOT 27, CONCESSION 4 ESQ., MUNICIPALLY KNOWN AS 372 QUEEN STREET EAST, TOWN OF HALTON HILLS (ACTON), REGIONAL MUNICIPALITY OF HALTON

**OWNER:** ACTON SHOPPING PLAZA LTD., GERALD ASA, 242 MAIN STREET EAST, HAMILTON, ON L8N 1H5

**AGENT:** WEBB PLANNING CONSULTANTS, JAMES WEBB, 244 JAMES STREET SOUTH, HAMILTON ON L8P 3B3

**TAKE NOTICE** THAT THE SUBJECT APPLICATION WILL BE HEARD BY THE COMMITTEE OF ADJUSTMENT ON THE DATE, AND AT THE TIME AND LOCATION SHOWN BELOW:

**DATE:** WEDNESDAY, MARCH 01, 2017

**TIME:** 7:00 P.M.

**LOCATION:** HALTON HILLS CIVIC CENTRE (COUNCIL CHAMBERS)  
1 HALTON HILLS DRIVE, HALTON HILLS (GEORGETOWN), ON L7G 5G2

**PUBLIC HEARING: THE APPLICANT OR AGENT MUST BE IN ATTENDANCE** at this public hearing to express their views related to the application. Should you be aware of any persons interested in or affected by the application that did not receive a copy of this notice, you are hereby requested to inform those persons of this hearing. If you wish to submit written comments on the application, which is being processed under the *Planning Act* 1990, you may forward such comments to the Secretary-Treasurer of the Committee of Adjustment. **Any written comments or objections submitted regarding the application, are made public as part of the application process.** Members of the public are invited to visit the Planning, Development & Sustainability counter between 8:30 a.m. and 4:30 p.m., Monday to Friday, in order to review additional drawings, or documents, as *may* be available.

**FAILURE TO ATTEND HEARING:** If the applicant or agent does not attend the hearing, the

Committee of Adjustment may defer the decision to a future hearing, or may deal with the application without any further input from the applicant or agent.

**NOTICE OF DECISION:** A copy of the decision of the Committee of Adjustment will be forwarded to the applicant and agent, to each person who appeared in person (or by counsel) at the hearing, and to those who have filed with the Secretary-Treasurer, a written request for notice of the decision. If you wish to be notified of the decision of the Committee of Adjustment, you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of a possible Ontario Municipal Board (OMB) hearing, if the decision of the Committee of Adjustment is appealed. To appeal the decision of the Committee of Adjustment to the Ontario Municipal Board, send an appeal form (available on the OMB website [www.omb.gov.on.ca](http://www.omb.gov.on.ca) or contact the Secretary-Treasurer for a copy) to the Secretary-Treasurer of the Committee of Adjustment. This form is to be completed outlining the reasons for the appeal. You must enclose the appeal fee of \$300, paid by certified cheque or money order only, made payable to the Ontario Minister of Finance. If an appeal of a decision is filed, and the appellant has not made written submission to the Town prior to the decision being issued, the Ontario Municipal Board may dismiss the appeal.

**FAILURE TO POST THE SIGN:** The sign must be posted on the subject property so that it is clearly visible from the road, and must remain posted until the final day of the appeal period. Failure to post the sign could result in the application being deferred, or refused.

**OWNERS OF ABUTTING PROPERTIES:** This notice is intended for the applicant, agent, and current owners of properties within 60 metres of the subject property. If you no longer own the property referenced with the application, this notice should be provided to the current property owner prior to the noted deadline. If the property is occupied by tenants, the owner should ensure that the notice is posted in a location visible to all tenants.

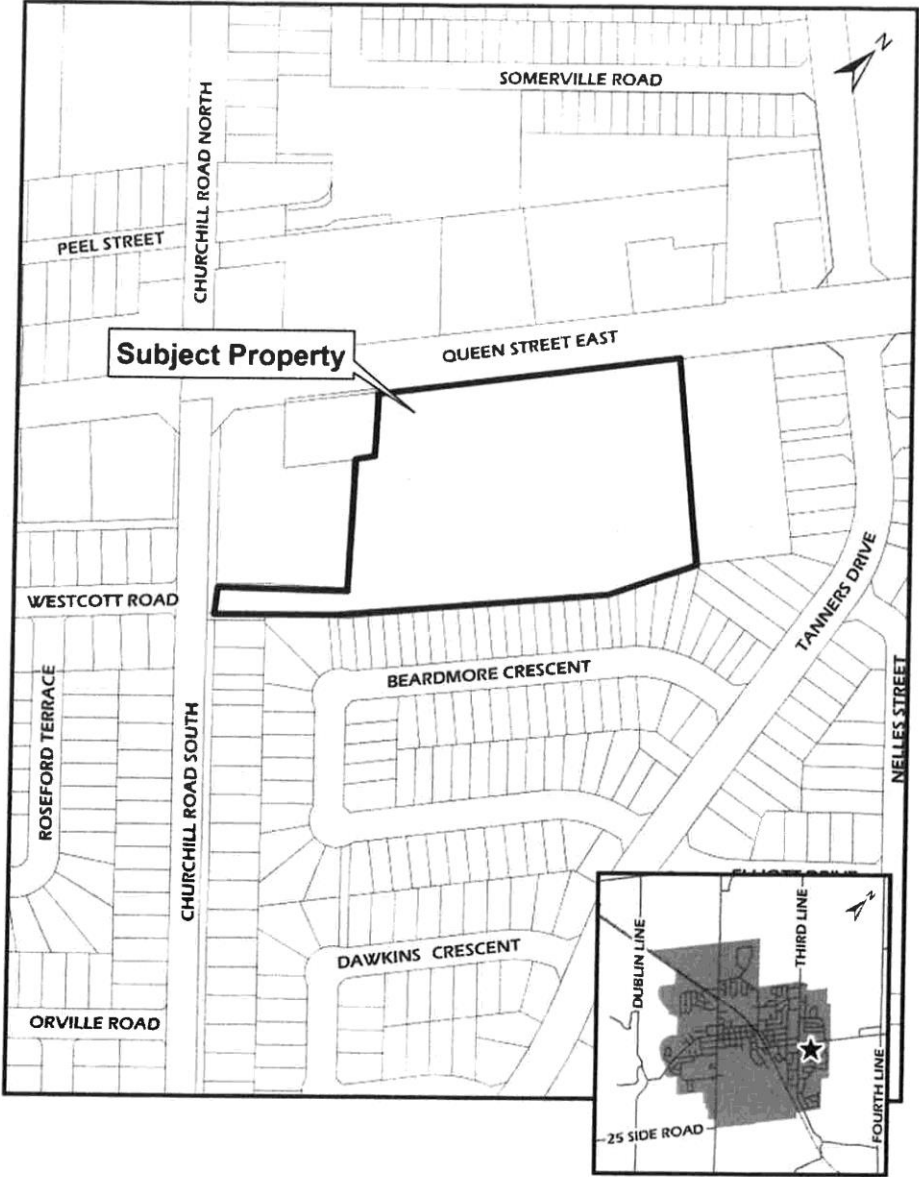
**Dated February 08, 2017**

**Direct any questions to:**

**Niloo Hodjati**  
Secretary-Treasurer  
Committee of Adjustment  
Planning, Development & Sustainability  
Town of Halton Hills, 1 Halton Hills Drive  
Halton Hills (Georgetown), ON L7G 5G2  
Phone: 905-873-2601, ext. 2292  
E-mail: [niloo@haltonhills.ca](mailto:niloo@haltonhills.ca)

*Enclosure.*

LOCATION MAP



D13 VAR 17.007H  
Acton Shopping Plaza

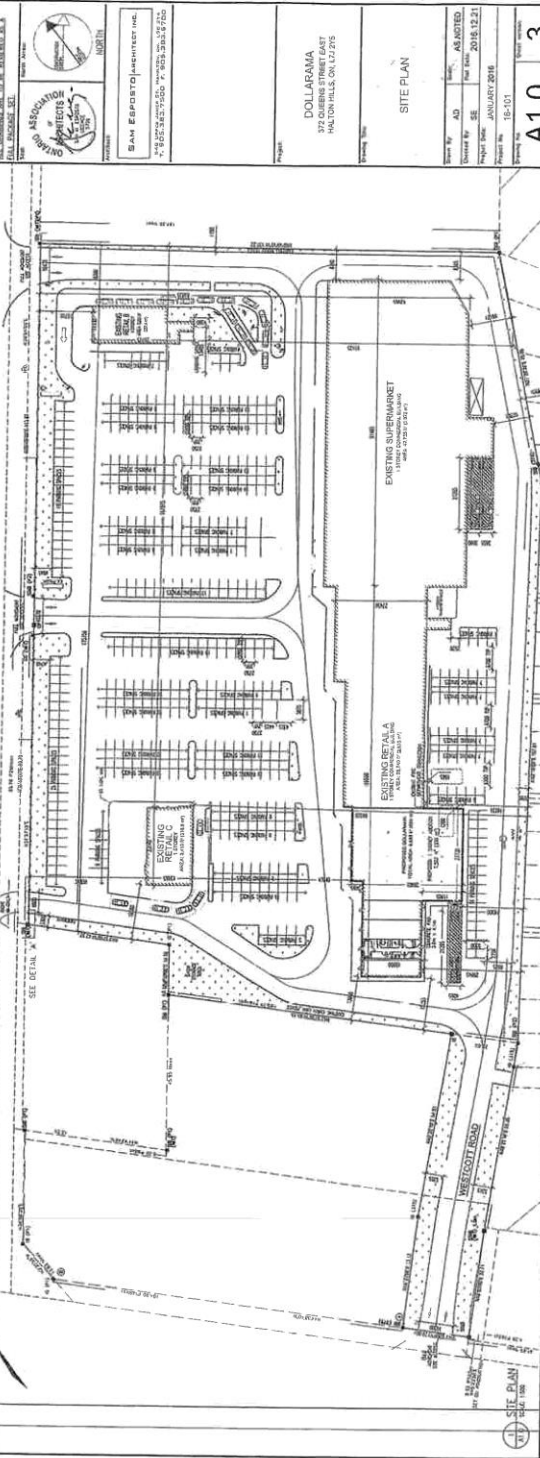
[illegible]

FLOORING STATISTICS:				
	area	sq. ft.	sq. ft. per sq. ft. of floor area	sq. ft. per sq. ft. of floor area
BUILDING A:				
1	100	100	1.00	1.00
2	100	100	1.00	1.00
3	100	100	1.00	1.00
4	100	100	1.00	1.00
5	100	100	1.00	1.00
6	100	100	1.00	1.00
7	100	100	1.00	1.00
8	100	100	1.00	1.00
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39	100	100	1.00	1.00
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44	100	100	1.00	1.00
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66	100	100	1.00	1.00
67	100	100	1.00	1.00
68	100	100	1.00	1.00
69	100	100	1.00	1.00
70	100	100	1.00	1.00
71	100	100	1.00	1.00
72	100	100	1.00	1.00
73	100	100	1.00	1.00
74	100	100	1.00	1.00
75	100	100	1.00	1.00
7				

[illegible]

SITE STATISTICS			RECOMMENDATIONS		PROCESSED	
PROJECT	PROJECT NO.	PROJECT NAME	PROJECT STATUS	PROJECT TYPE	PROJECT DATE	PROJECT LOCATION
1	100	100	100	100	100	100
2	200	200	200	200	200	200
3	300	300	300	300	300	300
4	400	400	400	400	400	400
5	500	500	500	500	500	500
6	600	600	600	600	600	600
7	700	700	700	700	700	700
8	800	800	800	800	800	800
9	900	900	900	900	900	900
10	1000	1000	1000	1000	1000	1000
11	1100	1100	1100	1100	1100	1100
12	1200	1200	1200	1200	1200	1200
13	1300	1300	1300	1300	1300	1300
14	1400	1400	1400	1400	1400	1400
15	1500	1500	1500	1500	1500	1500
16	1600	1600	1600	1600	1600	1600
17	1700	1700	1700	1700	1700	1700
18	1800	1800	1800	1800	1800	1800
19	1900	1900	1900	1900	1900	1900
20	2000	2000	2000	2000	2000	2000
21	2100	2100	2100	2100	2100	2100
22	2200	2200	2200	2200	2200	2200
23	2300	2300	2300	2300	2300	2300
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26	2600	2600	2600	2600	2600	2600
27	2700	2700	2700	2700	2700	2700
28	2800	2800	2800	2800	2800	2800
29	2900	2900	2900	2900	2900	2900
30	3000	3000	3000	3000	3000	3000
31	3100	3100	3100	3100	3100	3100
32	3200	3200	3200	3200	3200	3200
33	3300	3300	3300	3300	3300	3300
34	3400	3400	3400	3400	3400	3400
35	3500	3500	3500	3500	3500	3500
36	3600	3600	3600	3600	3600	3600
37	3700	3700	3700	3700	3700	3700
38	3800	3800	3800	3800	3800	3800
39	3900	3900	3900	3900	3900	3900
40	4000	4000	4000	4000	4000	4000
41	4100	4100	4100	4100	4100	4100
42	4200	4200	4200	4200	4200	4200
43	4300	4300	4300	4300	4300	4300
44	4400	4400	4400	4400	4400	4400
45	4500	4500	4500	4500	4500	4500
46	4600	4600	4600	4600	4600	4600
47	4700	4700	4700	4700	4700	4700
48	4800	4800	4800	4800	4800	4800
49	4900	4900	4900	4900	4900	4900
50	5000	5000	5000	5000	5000	5000

Revisions		Issue
No.	Date	
NO DRAWING DIVISION SHALL REVIEW INDEPENDENTLY. CONTRACTORS TO REVIEW AND BE RESPONSIBLE WITH ENTIRE CONTRACT. NO REVISIONS.		
Revisions		
DATE	NO.	DESCRIPTION
2014.12.23	1	NO. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882,

[illegible]

	
<p>Sam Esposito</p>	<p>North American</p>
<p>Sam Esposito Architect Inc.</p>	<p>North American</p>
<p>Sam Esposito Architect Inc.</p>	<p>North American</p>

7100 J. Neurosci., May 19, 2010 • 30(20):7093–7100

**DOLLARAMA**  
372 QUEENS STREET EAST  
HALTON HILLS, ON, L7J 2Y5

Drawing Title	Sheet No.	Scale	AS NOTED
SITE PLAN			

Discovered By	SE	Final Sale	2016.12.21
Request Date	JANUARY 2016		
Project No.	16-101		
Drawing No.	A10	Sheet number	3

Drinking water	A1.0	Great success	3
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**SCHEDULE 3 – COMMITTEE OF ADJUSTMENT NOTICE OF HEARING (continued)**  
**New notice**

## **Notice of Public Hearing Committee of Adjustment**



**372 Queen Street East (Acton)**  
**Ward 1, Town of Halton Hills, Regional Municipality of Halton**

---

You have received this notice for information as you live within 60 m of the subject property.

**D13VAR17.007H - Acton Shopping Plaza**

**Purpose:** Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the parking spaces from the minimum 496 to permit 377 parking spaces.

**To accommodate a proposed addition to a commercial building.**

**The subject application will be heard by the Committee of Adjustment on:**

**Date:** Wednesday, March 1, 2017  
**Time:** 6:00 p.m.  
**Location:** Halton Hills Town Hall (Council Chambers)  
1 Halton Hills Drive , Halton Hills, ON L7G 5G2

**Objections:** Any objections regarding this proposal must be in writing, and will become part of the public record. Objections must be submitted directly to the Secretary-Treasurer of the Committee of Adjustment. The submission must include your name and mailing address, and can be made via e-mail. Members of the public may visit the Planning & Sustainability counter (between 8:30 a.m. and 4:30 p.m. Monday to Friday) to speak with staff, or review additional drawings or documents, as applicable. Note that if an appeal is filed, and the appellant has not made written submission to the Town prior to the decision being issued, the Local Planning Appeal Tribunal may dismiss the appeal.

**Notice of Decision:** A copy of the decision will be forwarded to the owner and agent, each person who spoke at the hearing, and to those who have submitted a written request to receive the notice of decision. If a decision for an application is deferred, only those who have written in will be contacted as to when the application is rescheduled.

**Owner or Agent Attendance:** The owner or agent must be in attendance at the public hearing to speak to the application and answer any questions. Without representation, the decision will be deferred.

**Notice Sign:** The notice sign must be posted on the subject property so that it is clearly visible from the road, and must remain posted until the final day of the appeal period. Failure to post the sign properly would result in a deferral.

**Owners of Circulated Properties:** This Notice of Public Hearing is intended for the owner, agent, and current owners of properties within 60 metres of the subject property. If you no longer own the property referenced with the application, this notice is to be provided to the current property owner. If the property is occupied by tenants, the owner should ensure that the notice is posted in a location visible to all tenants. Should you be aware of any persons interested in or affected by the application that did not receive a copy of this notice, you are hereby requested to inform those persons of this hearing.

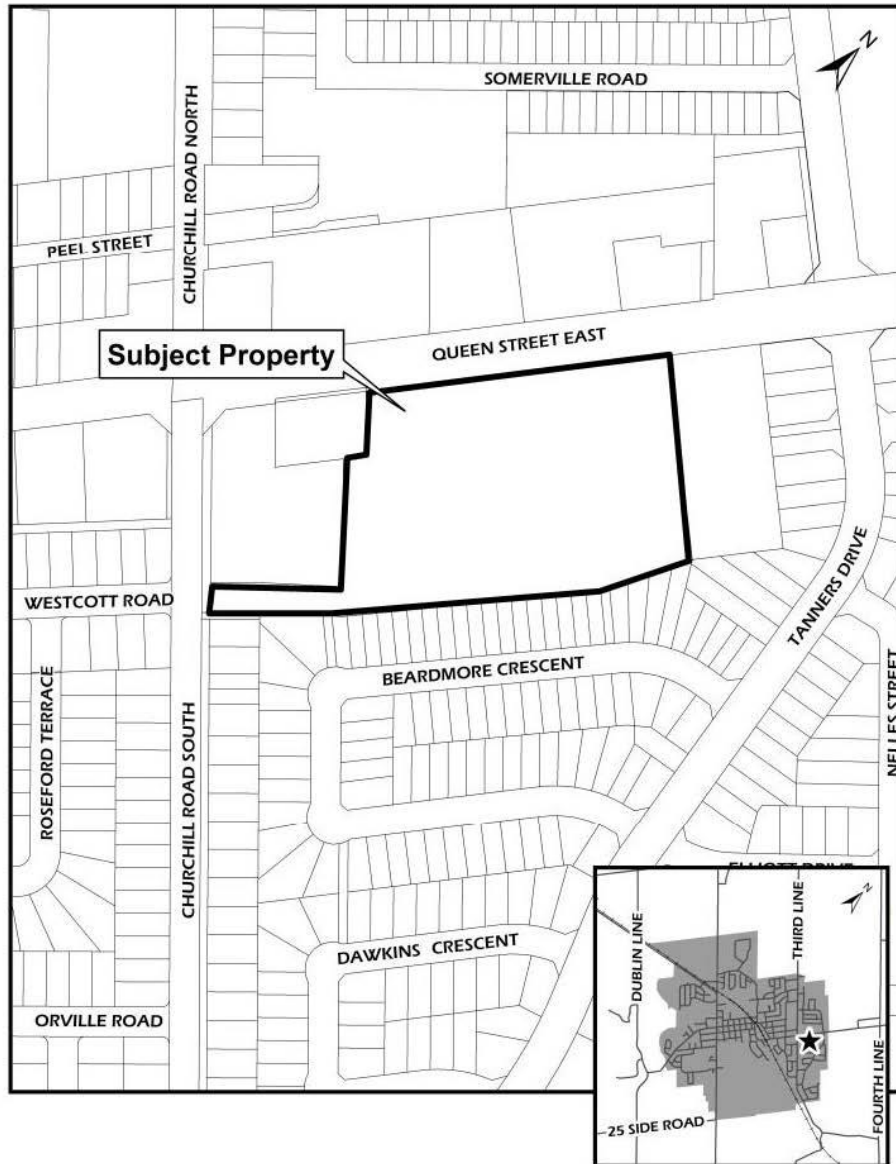
**Dated February 08, 2017**

**For more information contact:**

**Niloo Hodjati**  
Secretary-Treasurer  
Committee of Adjustment  
Planning & Development  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, ON L7G 5G2  
905-873-2601, ext. 2292  
nilooh@haltonhills.ca

*Enclosure.*

Location Map



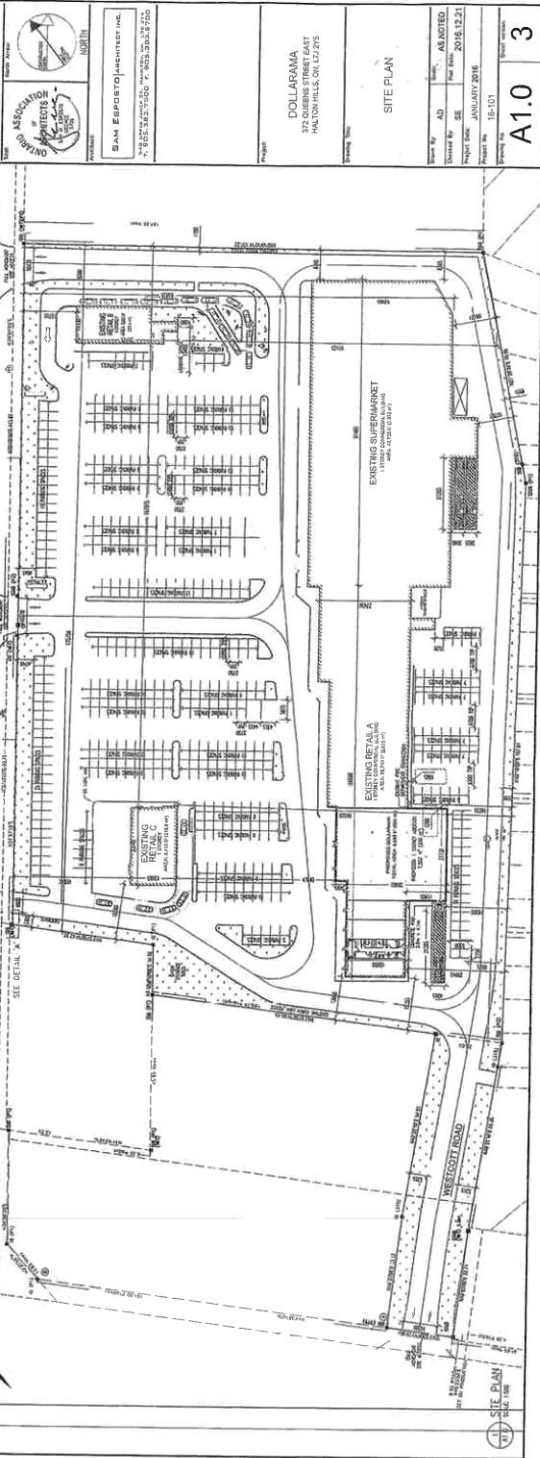
D13 VAR 17.007H  
Acton Shopping Plaza

[illegible]

FLOORING STATISTICS:				
	area	sq. ft.	sq. ft. per sq. ft. of floor area	sq. ft. per sq. ft. of floor area
BUILDING A:				
1	100	100	1.00	1.00
2	100	100	1.00	1.00
3	100	100	1.00	1.00
4	100	100	1.00	1.00
5	100	100	1.00	1.00
6	100	100	1.00	1.00
7	100	100	1.00	1.00
8	100	100	1.00	1.00
9	100	100	1.00	1.00
10	100	100	1.00	1.00
11	100	100	1.00	1.00
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13	100	100	1.00	1.00
14	100	100	1.00	1.00
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18	100	100	1.00	1.00
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72	100	100	1.00	1.00
73	100	100	1.00	1.00
74	100	100	1.00	1.00
75	100	100	1.00	1.00
7				

[illegible][illegible]

Revisions			Issue Date
No.	Date	Revised By	Issue Date
NO DRAWING DIVISION SHALL BE REVIEWED INDEPENDENTLY. REVISIONS SHALL BE MADE BY CONTRACTORS TO REVIEW AND BE FORWARDED TO THE DRAWING DIVISION.			
DATE	NO.	REVISION	DATE
MAY 21	101	PLAN REVISION	2004.12.23
MAY 21	102	PLAN REVISION	2004.10.18
MAY 21	103	PLAN REVISION	2004.10.18
MAY 21	104	PLAN REVISION	2004.10.18
MAY 21	105	PLAN REVISION	2004.10.18
MAY 21	106	PLAN REVISION	2004.10.18
MAY 21	107	PLAN REVISION	2004.10.18
MAY 21	108	PLAN REVISION	2004.10.18
MAY 21	109	PLAN REVISION	2004.10.18
MAY 21	110	PLAN REVISION	2004.10.18
MAY 21	111	PLAN REVISION	2004.10.18
MAY 21	112	PLAN REVISION	2004.10.18
MAY 21	113	PLAN REVISION	2004.10.18
MAY 21	114	PLAN REVISION	2004.10.18
MAY 21	115	PLAN REVISION	2004.10.18
MAY 21	116	PLAN REVISION	2004.10.18
MAY 21	117	PLAN REVISION	2004.10.18
MAY 21	118	PLAN REVISION	2004.10.18
MAY 21	119	PLAN REVISION	2004.10.18
MAY 21	120	PLAN REVISION	2004.10.18
MAY 21	121	PLAN REVISION	2004.10.18
MAY 21	122	PLAN REVISION	2004.10.18
MAY 21	123	PLAN REVISION	2004.10.18
MAY 21	124	PLAN REVISION	2004.10.18
MAY 21	125	PLAN REVISION	2004.10.18
MAY 21	126	PLAN REVISION	2004.10.18
MAY 21	127	PLAN REVISION	2004.10.18
MAY 21	128	PLAN REVISION	2004.10.18
MAY 21	129	PLAN REVISION	2004.10.18
MAY 21	130	PLAN REVISION	2004.10.18
MAY 21	131	PLAN REVISION	2004.10.18
MAY 21	132	PLAN REVISION	2004.10.18
MAY 21	133	PLAN REVISION	2004.10.18
MAY 21	134	PLAN REVISION	2004.10.18
MAY 21	135	PLAN REVISION	2004.10.18
MAY 21	136	PLAN REVISION	2004.10.18
MAY 21	137	PLAN REVISION	2004.10.18
MAY 21	138	PLAN REVISION	2004.10.18
MAY 21	139	PLAN REVISION	2004.10.18
MAY 21	140	PLAN REVISION	2004.10.18
MAY 21	141	PLAN REVISION	2004.10.18
MAY 21	142	PLAN REVISION	2004.10.18
MAY 21	143	PLAN REVISION	2004.10.18
MAY 21	144	PLAN REVISION	2004.10.18
MAY 21	145	PLAN REVISION	2004.10.18
MAY 21	146	PLAN REVISION	2004.10.18
MAY 21	147	PLAN REVISION	2004.10.18
MAY 21	148	PLAN REVISION	2004.10.18
MAY 21	149	PLAN REVISION	2004.10.18
MAY 21	150	PLAN REVISION	2004.10.18
MAY 21	151	PLAN REVISION	2004.10.18
MAY 21	152	PLAN REVISION	2004.10.18
MAY 21	153	PLAN REVISION	2004.10.18
MAY 21	154	PLAN REVISION	2004.10.18
MAY 21	155	PLAN REVISION	2004.10.18
MAY 21	156	PLAN REVISION	2004.10.18
MAY 21	157	PLAN REVISION	2004.10.18
MAY 21	158	PLAN REVISION	2004.10.18
MAY 21	159	PLAN REVISION	2004.10.18
MAY 21	160	PLAN REVISION	2004.10.18
MAY 21	161	PLAN REVISION	2004.10.18
MAY 21	162	PLAN REVISION	2004.10.18
MAY 21	163	PLAN REVISION	2004.10.18
MAY 21	164	PLAN REVISION	2004.10.18
MAY 21	165	PLAN REVISION	2004.10.18
MAY 21	166	PLAN REVISION	2004.10.18
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MAY 21	173	PLAN REVISION	2004.10.18
MAY 21	174	PLAN REVISION	2004.10.18
MAY 21	175	PLAN REVISION	2004.10.18
MAY 21	176	PLAN REVISION	2004.10.18
MAY 21	177	PLAN REVISION	2004.1

[illegible]

DOLLARAMA  
12 QUEENS STREET EAST  
ALTON HILLS, ON, L7J 2Y5

SITE PLAN

Drawn By	AD	State	AS NOTED
Drawn By	SE	Post Date	2016.12.21
Project Date	JANUARY 2016		
Project No	16-101		
Drawing No.	Sheet number		

A1.0	3
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## **SCHEDULE 4 – PLANNING REPORT**

### **Previous version of minor variance report**



Planning, Development & Sustainability Department

Date: January 26, 2016

To: Niloo Hodjati, Secretary/Treasurer of the Committee of Adjustment

From: Planner – Development Review

Re: Planning Recommendation for  
Application D13VAR15.024H – Vitorino  
Property described as Part Lot 10, Concession 10  
Municipally known as 15336 10 Side Road  
Town of Halton Hills (Esquensing)

---

#### **Application**

Requesting relief from Zoning By-law 2010-0050, as amended, to:

1. Reduce the interior side yard setback from the minimum 4.5 m to permit a 2.9 m interior side yard setback.

To accommodate a proposed addition to the existing single detached dwelling.

#### **Proposal:**

To construct a one-storey addition to the east side of the existing single detached bungalow.

#### **Town of Halton Hills Official Plan**

The property is designated Agricultural Area in the Town of Halton Hills Official Plan. Single detached dwellings are permitted in this designation.

#### **Town of Halton Hills Zoning By-Law**

The subject property is zoned Agricultural (A) under By-law 2010-0050. Single detached dwellings are permitted within this zone. The By-law requires a minimum interior side yard setback of 4.5 metres.

#### **Circulation Comments:**

This application was circulated for review and comment to Town Departments, external Agencies and the general public. No objections were received.

**Recommendation:**

Planning Staff have no objection to this application being approved.

**Notes:**Halton Hills Hydro

1. Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
2. The customer is to be aware of underground secondary service located within the area of proposed construction. The customer should request locates for underground secondary service before the commencement of work to be done.
3. Any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots etc.) will be borne by the applicant.

## SCHEDULE 4 – PLANNING REPORT (continued)

### New minor variance report



Planning & Sustainability Department

**TO:** Niloo Hodjati, Secretary-Treasurer of the Committee of Adjustment

**FROM:** Planner – Development Review

**DATE:** June 27, 2019

**RE:** Planning Recommendation for  
Application D13VAR19.015H - Strk  
Municipally known as 36 Princess Anne Drive, Town of Halton Hills (Georgetown),  
Regional Municipality of Halton

---

#### **APPLICATION**

Requesting relief from Zoning By-law 2010-0050, as amended:

1. To reduce the front yard setback from the minimum 6 m to permit a 4.59 m front yard setback (addition).

To accommodate an addition to an existing dwelling.

#### **Proposal**

The applicant is proposing to reduce the minimum required front yard setback from 6 m to 4.59 m in order to construct a single storey addition to the existing dwelling which is approximately 42.49 sq m in size.

#### **POLICY CONTEXT**

##### **Town of Halton Hills Official Plan**

The subject property is designated Low Density Residential Area in the Town of Halton Hills Official Plan. This designation permits single detached dwellings.

##### **Town of Halton Hills Zoning By-Law**

The subject property is zoned Low Density Residential One – Two – Mature Neighbourhoods (LDR1-2 (MN)) by Zoning By-law 2010-0050, as amended. This zone permits single detached dwellings.

The Zoning By-law defines the front lot line as *the shortest of the lot lines that divides the lot from the public street*. As per the definition, 36 Princess Anne Drive's front lot line abuts Charles Street.

The Zoning By-law requires a setback of 6 m between the dwelling and the front lot line. The applicant is proposing to reduce the front yard setback to 4.59 m in order to construct an addition.

## **COMMENTS**

### **Internal Department and External Agency Comments**

This application was circulated for review and comment to Town departments and external agencies. No objections were received; relevant comments regarding the Minor Variance application are as follows:

#### **Planning**

The intent of the front yard setback is to ensure that a consistent character is maintained along the street and that sufficient front yard space is incorporated into the design of mature neighbourhoods. Front yard setbacks also ensure that adequate separation is achieved between buildings and the road.

Based on the orientation of the dwelling, the technical front yard, which abuts Charles Street, effectively functions as an exterior side yard. The minimum setback requirement for an exterior side yard is 4.5 m, which the proposal meets. Additionally, the yard is fully fenced and contains an outdoor amenity area with an abundance of landscaping to provide screening from the street for the addition.

The proposed addition is for a single storey. The scale, massing and height of the addition is compatible with the existing built form in the surrounding neighbourhood. The addition should not compromise the character of the mature neighbourhood given its location on the lot, it complies with the exterior side yard setback requirements and the owners intend to maintain the existing landscape screening.

Based on the above considerations, planning staff have no objections to the proposal.

### **Public Comments**

No comments have been received from the public as of the date this report was prepared.

## **RECOMMENDATION**

It is the opinion of Planning staff that the application for Minor Variance meets the four tests of a Minor Variance as outlined in the Planning Act. The application:

- 1) meets the intent and purpose of the Town of Halton Hills Official Plan;
- 2) meets the intent and purpose of the Town of Halton Hills Zoning By-law;
- 3) is considered to be desirable for the appropriate development or use of the property; and,
- 4) is considered to be minor in nature.

Planning staff has no objection to the approval of this application, subject to the following condition(s):

1. The size, location and architectural design of the addition shall be in constructed in accordance with drawings SP, A202, A203 and A204, prepared by Huis Design Studio, date stamped by the Committee of Adjustment on May 29, 2019.

## **Notes**

### Halton Region

- The applicant should verify the location of all existing service connections before construction begins.

### Halton Hills Hydro

- Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required; or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
- Please note that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.

## REPORT

**REPORT TO:** Chair and Members of the Planning, Public Works and Transportation Committee

**REPORT FROM:** Keith Hamilton – Planner, Policy

**DATE:** October 15, 2019

**REPORT NO.:** PLS-2019-0072

**RE:** Halton Region's 2018 State of Housing Report

### RECOMMENDATION:

THAT Report Number PLS-2019-0072 dated October 15, 2019, regarding the Halton Region 2018 State of Housing Report be received for information.

### BACKGROUND:

The State of Housing Report is prepared by the Region on an annual basis. The report contains valuable data regarding housing within Halton and its four local municipalities: Burlington, Halton Hills, Milton, and Oakville.

The State of Housing Report provides a review of housing supply and demand in Halton Region. It also monitors how well the Region is implementing its vision for managed and sustainable growth, as set out in the Halton Regional Official Plan and the Provincial Growth Plan.

Halton Region's targets include:

- At least 50 per cent of new housing units produced annually to be in the form of townhouses or multi-storey buildings; and
- At least 30 per cent of new housing units produced annually to be affordable or assisted housing.

Results of the report have been summarized with specific attention given to Halton Hills in comparison to the Region and other regional municipalities. The 2018 State of Housing Report can be found in its entirety in Schedule 1 at the end of this report.

## **COMMENTS:**

### **Housing Completions**

Halton Hills built a total of 160 new units in 2018, down from 208 in 2017, and a five year low going back to 2014. Among the four area municipalities, only Oakville reported an increase in the number of completions in 2018. All completions in Halton Hills were single detached homes in 2018, as shown in Figures 1 and 2. This was largely driven by completions in greenfield subdivisions such as the Halton Hills Village Homes Inc. (Remington Homes) development, in which single detached homes are the dominant dwelling type.

Region wide, a total of 4,492 units were completed in 2018, a 5 per cent increase from 2017, representing modest growth compared to what was reported from 2016 to 2017 (25 per cent growth). Apartment completions made up one third of the Region total, as shown in Figure 1. This is a reversal of what was reported in 2017, where this unit type made up nearly half of all housing completions.

### **Housing Mix Target**

The Region's Housing Mix Target calls for at least 50 per cent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings (higher density housing). In 2018, townhouse and apartment units accounted for 61.2 per cent of housing completions in the Region.

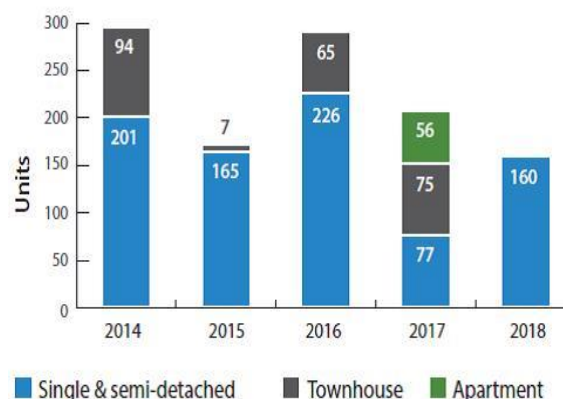
In Halton Hills, 2018 saw a total of 160 completed units, all single detached. This represents a return to pre-2017 trends where single and semi-detached homes were the dominant new housing form. Moving forward, Halton Hills should expect more balanced housing completions with the ongoing development of high density projects such as Amico Phase 1 on Mill Street, the Rockport seniors housing complex on Maple Ave, and Credit River Ridge at Mountainview and John Street in Georgetown.

Figure 1 – Housing Completions by Type

	Total Completions	Halton Region	Burlington	Halton Hills	Milton	Oakville
Apartment	1,186	26.4%	62.4%	0.0%	5.2%	34.3%
Townhouse	1,562	34.8%	0.0%	0.0%	53.1%	32.3%
Semi	304	6.8%	0.0%	0.0%	15.1%	3.5%
Single	1,440	32.1%	37.6%	100%	26.6%	29.9%
<b>Total units</b>	<b>4,492</b>		<b>423</b>	<b>160</b>	<b>1,441</b>	<b>2,468</b>
Local share of completions			9.4%	3.6%	32.1%	54.9%
50% Target achievement			62.4%	0.0%	58.3%	66.6%

Source: CMHC Starts and Completions Survey 2018

Figure 2 – Halton Hills Completions by Type, 2014-2018



Source: CMHC Starts and Completions Survey 2014-2018

## Housing Costs

In 2018, the total number of home sales in Halton Hills reached 971, as shown in Figure 3. This number is down almost 20 per cent from 2017 (1,196). The average resale price for a home in Halton Hills is \$732,645, up slightly from 2017 (2.4 per cent). Outside of Halton Hills, the average resale price of homes has decreased Region-wide in 2018. Burlington's average resale price was \$721,395, down 3.9 per cent, while Milton's average resale price fell 3.3 per cent to \$699,132. Oakville reported the biggest drop in average resale price (\$1,034,604), dropping 10 per cent from 2017. The average price of all house sales in Halton Region decreased by 1.6 per cent from 2017. This is largely a result of declining resale prices in the larger housing markets (Burlington and Oakville) in Halton Region.

The average price for new homes in Halton Region was \$709,991 in 2018, a 47 per cent increase from 2017. This is likely due to a greater share of new homes sold being single and semi-detached, which are typically sold at a much higher price than apartments and townhouses. A greater balance in the type of new homes sold moving forward should result in a lower average new home price Region-wide.

Figure 3 – Total Unit Sales by Dwelling Type (2018)

	Burlington	Halton Hills	Milton	Oakville
<b>Total Sales</b>	3,204	971	2,951	4,296
<b>Apartment</b>	593	79	345	876
<b>Townhouse</b>	851	172	1,093	1,018
<b>Single/Semi</b>	1,760	720	1,513	2,402

Source: Halton Region, 2018



## Housing Affordability

The affordable threshold increased by almost 5 per cent from \$362,950 in 2017 to \$380,800 in 2018 (Figure 4). Approximately 20 per cent of new home sales in Halton Region were below this threshold, falling beneath the regional affordability target of 30 per cent. This can be attributed to a surge in sales of new single and semi-detached units in Halton Region, whose prices typically do not fall below the affordable threshold. Singles and semis made up nearly 45 per cent of all new home sales in 2018 compared to 30 per cent in 2017.

Figure 4 – New Affordable Units in Halton Region 2018

	≤ \$380,800		> \$380,800	
	Count	%	Count	%
Apartment	332	81.6%	255	13.5%
Townhouse	75	18.4%	609	32.3%
Semi-detached	0	0.0%	219	11.6%
Single	0	0.0%	805	42.6%
	407 units		1,888 units	

In 2018, no new home sales in Halton Hills were below the affordable threshold in part because of the limited available supply. This is anticipated to improve during the 2021-31 period with the development of the Vision Georgetown lands. Over 50 per cent of the housing mix in Vision Georgetown is comprised of medium and high density development.

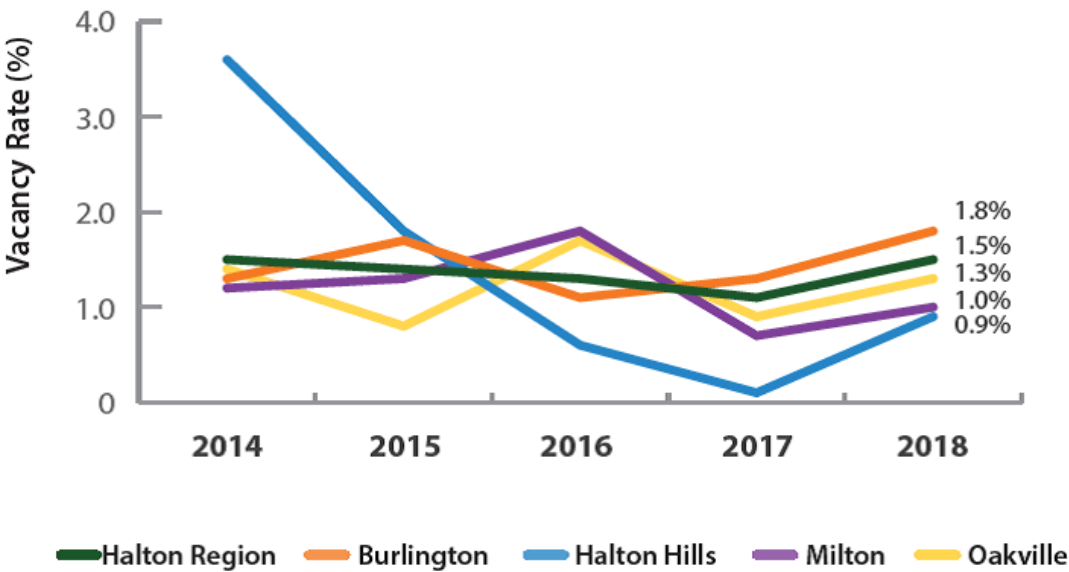
Close to the Georgetown GO station, an affordable housing project is currently in the application stages to convert the site of the Exchange Hotel in to 4 townhouses and a duplex. If successful, this application may lead to the creation of units locally that would fall under the affordable threshold.

Among the area municipalities, Oakville contributed 224 new affordable units or 49.2 per cent of the Region's total; Burlington added 21 new affordable units or 5.2 per cent of the Region's total while Milton contributed 162 new affordable units or 39.8 percent of the Region's total. The number (407) of new affordable units in Halton Region decreased by 61.6 per cent from the 1,059 added in 2017.

## Rental Housing

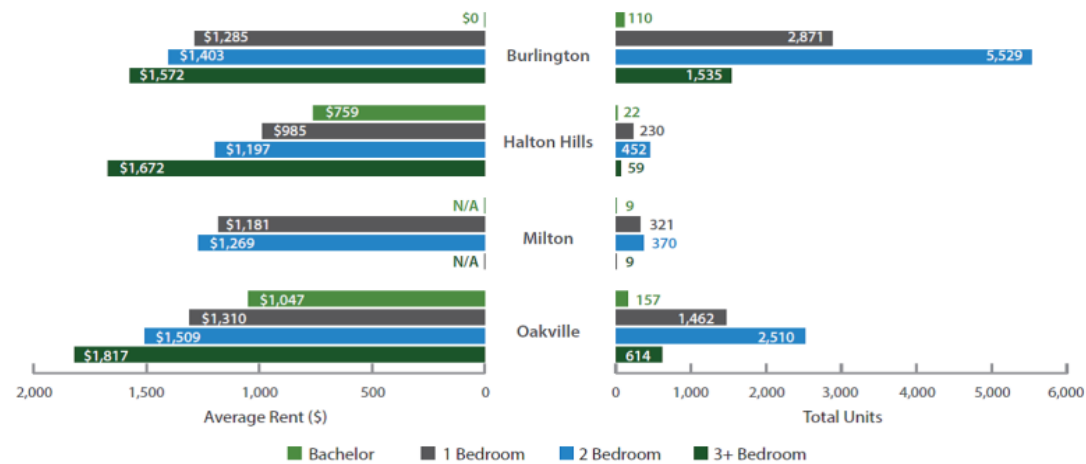
Regional vacancy rates of rental units remain very low Region wide (1.5 per cent) while demanding some of the highest average monthly rents (\$1,392) in the province. Halton Hills vacancy rate increased to 0.9 per cent compared to last year's 0.1 per cent, but is still below the Provincial average of 1.8 per cent. As shown in Figure 5, the Town's vacancy rates are the lowest in Halton Region, but did see an increase for the first time in five years. Halton Hills also had some of the lowest average rents in Halton Region (Figure 6), with two bedroom units being the most common available.

Figure 5 – Vacancy Rates by Local Municipality



Source: CMHC Rental Market Report, 2014 to 2018

Figure 6 – Average Rent by Local Municipality, 2018



Source: CMHC Rental Market Report, 2018

Recent amendments to the Town’s Official Plan and Comprehensive Zoning By-law have expanded permissions for accessory dwelling units in both the Urban and Rural/Agricultural Areas. Staff are hopeful these expanded permissions will lead to an increased availability of affordable rental units Town-wide.

## **Regional Comprehensive Housing Strategy**

The Comprehensive Housing Strategy is a ten year plan (2014-2024) created and administered by Halton Region, addressing affordable housing and homelessness prevention. Halton Region staff has recently completed a 5 year review of the plan and brought a report to Regional Council on October 16<sup>th</sup>. The report outlines policy directions that could be taken to provide a full range of housing to meet the needs of all residents.

Specifically, the report identifies working with local municipalities on policy initiatives to address the changing housing needs of residents. This action will be addressed through the ongoing review of the Regional Official Plan. The report also recommends the development and use of Community Improvement Plans locally that support increasing the supply of affordable housing and retaining existing rental properties.

## **Local Affordable Housing Working Group**

In response to Council concerns over housing affordability, Town staff has established the 'Affordable Housing Working Group'. The creation of this group was proposed to Council in May of 2019 (TPW-2019-0016), with a formal proposal taken to PPT Committee in October (TPW-2019-0031). While still in the planning stages of the

working group, the Town has identified a list of short term actions on affordable housing, while identifying what is already being done, including:

- Expanding permissions for Accessory Dwelling Units;
- Partnering with Habitat for Humanity on the Exchange Hotel project;
- Secondary Plans (Vision Georgetown and Destination Downtown) with 30 per cent affordability targets;
- Facilitating partnership discussions with higher levels of government and the development community; and,
- Considering a Community Improvement Plan to assist with affordable housing.

As per the Terms of Reference attached to staff report TPW-2019-0031, the working group will consist of the Mayor, Councillors, Town and Region staff, members from the non-profit housing industry, social services representatives, and members of the public. The working group is expected to formally meet in Q1 of 2020 and begin developing initiatives for the advancement of affordable housing in Halton Hills.

## **RELATIONSHIP TO STRATEGIC PLAN:**

This report relates directly to the implementation of the Town Strategic Plan. Under Section A – Foster a Healthy Community, this report supports Objective A.1 – To promote an adequate supply of housing and range of housing choices to meet the needs of present and future residents, including affordable, accessible and seniors housing. By reviewing and reporting on the Halton Region State of Housing Report, Town staff is keeping informed on local and regional housing trends in an effort to promote diverse and affordable housing options in Halton Hills.

This report also relates to Strategic Direction C: Foster a Prosperous Economy; to maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development. Researching and reporting on the local housing market is critical in the development of long-range planning policies for housing and mixed-use development.

## **FINANCIAL IMPACT:**

There is no financial impact associated with this information report.

## **CONSULTATION:**

This report summarizes a previously published Halton Region report, no consultation was necessary.

## **PUBLIC ENGAGEMENT:**

No public engagement was undertaken for this report.

## **SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the **Social Well-being** pillar of Sustainability, particularly the Housing theme under this pillar. Information reports on local housing trends will feed into future Town policies on the range, mix and affordability of housing. In summary the alignment of this report with the Community Sustainability Strategy is good.

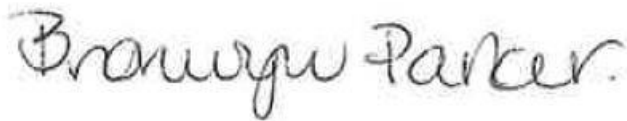
## **COMMUNICATIONS:**

There is no communications impact associated with this information report.

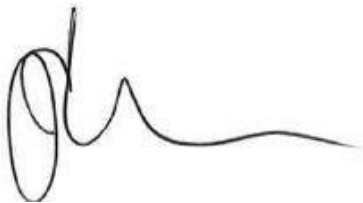
**CONCLUSION:**

Halton Hills saw a decline in the number and variety of housing units built in 2018; reflecting a Region-wide trend. Ongoing and planned development projects in Halton Hills for medium and high density housing are expected to provide greater balance in the type of units available. Moving forward, greater access to townhouse and apartment dwellings will make home ownership more affordable. Town staff will continue to review the Region's report on housing on an annual basis and report back to Council.

Reviewed and Approved by,

A handwritten signature in black ink that reads "Bronwyn Parker". The script is cursive and fluid.

**Bronwyn Parker, Manager of Planning Policy**

A handwritten signature in black ink, appearing to be "John Linhardt". It is a stylized, cursive signature.

**John Linhardt, Commissioner of Planning and Sustainability**

A handwritten signature in black ink that reads "Brent Marshall". The script is cursive and clear.

**Brent Marshall, Chief Administrative Officer**



Document under Separate Cover  
Refer to LPS57-19



# 2018

## State of Housing





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# Housing in Halton

## Overview

The *State of Housing Report* has been prepared annually since 2006. It provides a review of housing supply and demand in Halton Region and monitors how well the Region is implementing its vision for managed and sustainable growth, as set out in Halton's Regional Official Plan and the Provincial Growth Plan.

Halton's vision includes advancing the supply of an adequate mix and variety of housing to meet differing physical, social and economic needs.

The 2018 Report provides the following information:

- Housing supply and demand in Halton for the various housing segments of the housing continuum.
- Income and housing cost thresholds for assisted and affordable housing.
- Achievement of the Regional Official Plan targets related to density and affordability.
- 2018 housing sales (new and resale) by Local Municipality, type and affordability.
- Rental housing market characteristics.
- Assisted housing activities and initiatives by Halton Region.

Using Halton's Housing Model, the Report assesses the Region's success in achieving its Regional Official Plan housing targets (section 86(6)), which call for:

- at least 50 per cent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings; and
- at least 30 per cent of new housing units produced annually in Halton to be affordable or assisted housing.

*Refer to sections 86(6), 86(6.1), 86(7), 214, 218 and 256.1 of Halton's Regional Official Plan for further detail.*



# The Housing Continuum

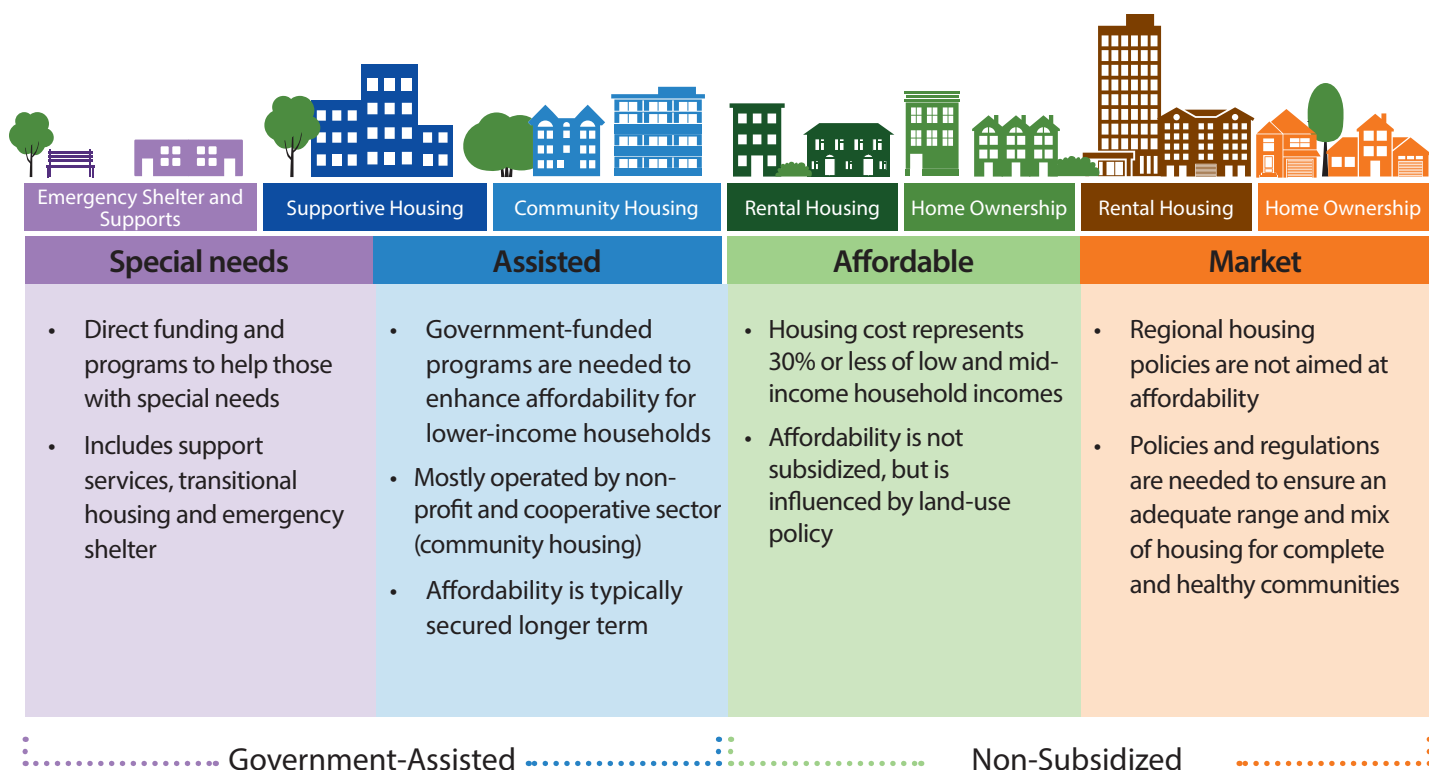
Housing plays an important role in the lives of Halton's residents. Individuals and families move back and forth across the housing continuum depicted below, depending on changes that affect their personal circumstances. The continuum is based on the following observations:

- A range of housing types is required to meet the needs of residents throughout the various stages of their lives and at any level of income;
- Private and non-profit sectors play an essential role in providing housing across the continuum; and
- Governments have various tools and programs available to provide a range and mix of appropriate housing and supports.

**Assisted housing** is housing that is affordable for *low and moderate income households* for rent or purchase where part of the housing cost is subsidized through a government program.

**Affordable housing** is housing with a market price (for purchase) or rent that is affordable to households of low and moderate income, spending no more than 30 per cent of their gross household income on housing, without government assistance. Affordable rental housing should meet the demand of renter households where they would be able to afford at least three out of ten rental units on the market. Affordable ownership housing should meet the demand of households at the high end and have sufficient income left, after housing expenses, to sustain a basic standard of living.

Household income thresholds for assisted and affordable housing, and the supply and demand for affordable housing are generated annually through analysis conducted in Halton's Housing Model (see page 3 for more info).



# Halton's Housing Model

**Halton's Housing Model** gathers various information, including household income, household spending, housing costs and average rents in the region from a variety of data sources. Using this data, analysis is conducted through the Housing Model that generates thresholds based on household income and housing cost. This calculation is undertaken for both the assisted and affordable (non-assisted) segments of the continuum. With these thresholds, the Model also generates a snapshot of housing needs of Halton's residents and those looking to live in Halton at a moment in time. These model outcomes may be influenced by the pace of growth or the health of the economy and updates/changes to the inputs or assumptions.

## 2018 Income and Housing Costs

The tables below provide an overview of the upper limit household incomes in Halton Region for 2018 and corresponding housing cost thresholds, calculated through the Halton Housing Model. The maximum purchase price or monthly rent represents what a household with that income could afford, based on Official Plan definitions on housing costs for assisted and affordable housing. Households with

an income below the **Assisted Income Threshold** (\$52,800) typically require some form of government assistance to meet their housing needs, as the private sector in Halton typically does not provide many opportunities to buy or rent below the associated housing cost thresholds (few opportunities exist in the open market to purchase below \$194,100 or rent below \$1,321).

Households with an income between the **Assisted** and **Affordable Income Threshold** (\$52,800 - \$104,450) have options to purchase a house priced below the affordable housing cost threshold (\$380,800) or rent with monthly costs between \$1,321 and \$1,966. The rental rate of \$1,966 is the mid-point of the affordable housing cost range, based on section 214(a) of the Regional Official Plan.

In 2018, the affordable (non-assisted) threshold increased from \$362,950 in 2017 to \$380,800. The income threshold increased slightly from \$103,700 in 2017 to \$104,450 (up 0.7 per cent).

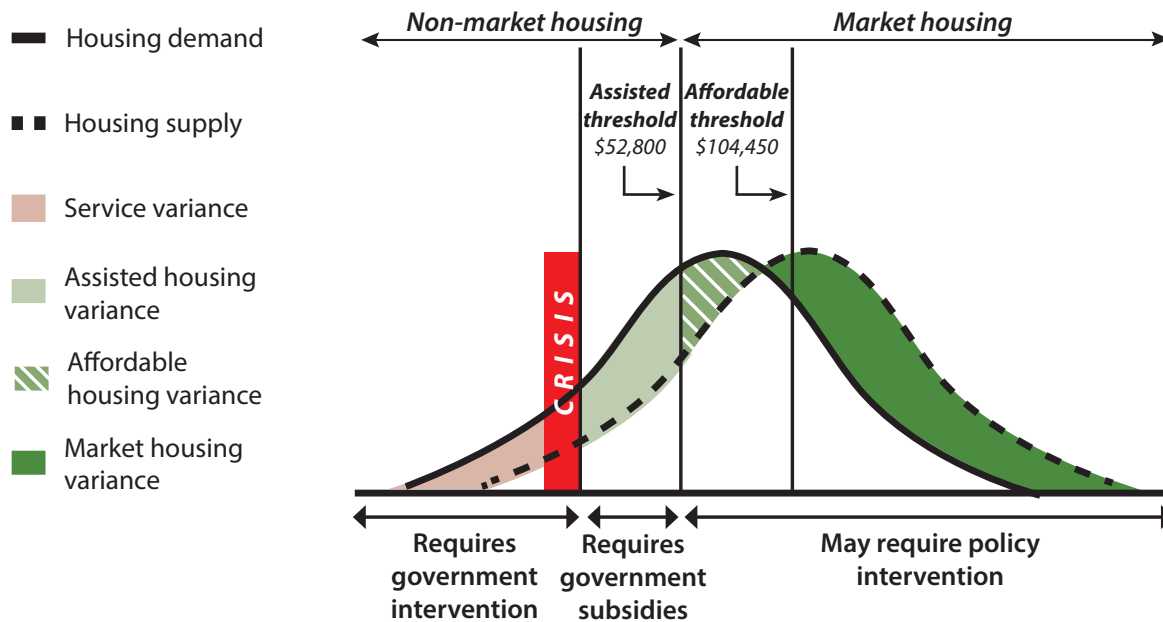
The average affordable threshold of \$380,800 is used as the index to measure the Regional Official Plan target that 30 per cent of new housing units produced annually are affordable or assisted.

<b>Assisted</b>	All households (average - 2.8 people)	Small households (1 or 2 people)	Large households (3 or more people)
<b>Income threshold</b>	\$52,800	\$50,300	\$56,200
<b>Maximum purchase price</b>	\$194,100	\$184,900	\$206,500
<b>Maximum monthly rent</b>	\$1,321	\$1,257	\$1,405

<b>Affordable (non-assisted)</b>	All households (average - 2.8 people)	Small households (1 or 2 people)	Large households (3 or more people)
<b>Income threshold</b>	\$104,450	\$72,030	\$140,060
<b>Maximum purchase price</b>	\$380,800	\$263,900	\$508,600
<b>Maximum monthly ownership cost</b>	\$2,611	\$1,801	\$3,501
<b>Maximum monthly rent *</b>	\$1,966	\$1,529	\$2,453

\* The mid-point between assisted and affordable monthly ownership costs, based on Halton's definition of Affordable Housing.

## Supply and Demand Model

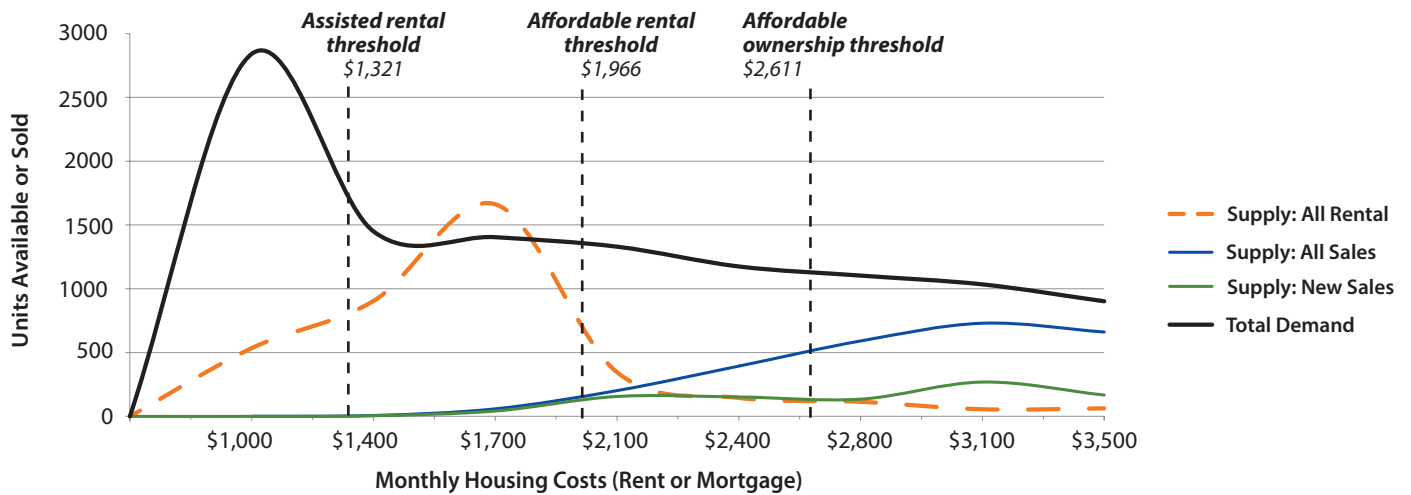


Based on analysis of household income profiles, housing cost thresholds, unit sales, re-sales and rental turnovers, the model generates a snapshot of supply-demand variances across the housing continuum.

The figure above visualizes this analysis. It shows the distribution of new sales, re-sales and rental turnovers by price point across the continuum (i.e. the actual housing supply) and compares it with the income distribution of Halton-based households (the modelled housing demand). Differences between the two are used to quantify potential supply-demand variances by housing segment (typically indicating shortfalls in the assisted and affordable segments).

It should be noted that this diagram is a snapshot in time of the assisted and affordable housing gap, and is influenced by market trends, pace of economic growth and the health of the economy.

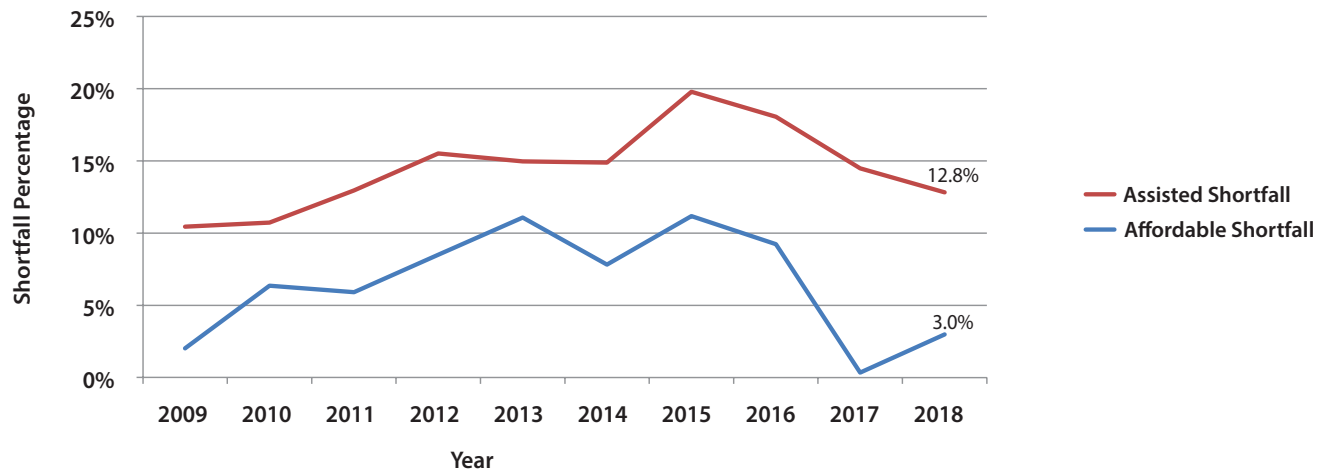
## Affordable Housing Cost Distribution, 2018



The figure above shows the distribution of ownership and rental supply in 2018 by price point near the assisted and affordable thresholds. It illustrates that the demand exceeds

supply and that most of the available rental housing is in the affordable (non-assisted) segment. The graph includes only a small portion of ownership sales, as 91.3 per cent of sales were above the affordable ownership threshold.

## Supply – Demand Shortfall, 2018



The graph above provides a multi-year indication of the shortfall of assisted and affordable housing as a percentage of the total supply in the year. Key factors influencing these trend lines:

- 2016 Census data indicates that household incomes were higher than previously assumed, resulting in a reduction in the gaps.
- Resale home prices outpaced household income.
- Growth management policy resulted in a steady increase of higher density housing completions and sales, generally improving affordability (as explained in more detail in the next sections of this report).
- Associated with this, the supply of moderately affordable condominium rental housing has increased.

- Almost no new purpose built rental housing has been built in recent years.

While the Region does not have the ability to directly influence the resale dynamics in the market place, the affordable trend line shows a generally improving trend since 2015, with a noticeable drop last year due to the large number of affordable stacked townhouse sales in 2017. This may be an indication that Regional growth management policies designed to spur higher density housing are working.

Ongoing Regional initiatives to increase the number of assisted housing opportunities are significant, and investments from senior levels of government are providing an opportunity to curb the trend line more structurally.

The State of Housing report reviews housing completions on an annual basis. The report provides an overview of the types of housing being supplied in the regional and local municipal housing markets.

The Region's **Housing Mix Target** in the Regional Official Plan calls for at least 50 per cent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings (higher density housing).

In 2018, townhouse and apartment units accounted for 61.2 per cent of housing completions.

## Housing Mix Target

**61.2% Achieved**



61.2 per cent of new units completed in Halton were townhouse and multi-storey housing. The 50 per cent Housing Mix Target was achieved in 2018, for the seventh consecutive year.

## Highlights

Housing completions (2018)	4,492
Housing completions 1999 - 2003:	22,727
Proportion of higher density housing:	34.7%
Housing completions 2004 - 2008:	24,888
Proportion of higher density housing:	34.6%
Housing completions 2009 - 2013:	17,236
Proportion of higher density housing:	47.7%
Housing completions 2014 - 2018:	18,018
Proportion of higher density housing:	63.0%

For more information, please see page 7 and 8.

Source: CMHC Starts and Completions Survey 1999-2018

# New Housing Development

## Housing Completions

The Region's **Housing Mix Target** recognizes that the Region's best opportunity to encourage more affordable housing is through the provision of higher density housing, such as townhouse and apartment units.

## Number of housing completions by type & municipality, 2018

	Total Completions	Halton Region	Burlington	Halton Hills	Milton	Oakville
Apartment	1,186	26.4%	62.4%	0.0%	5.2%	34.3%
Townhouse	1,562	34.8%	0.0%	0.0%	53.1%	32.3%
Semi	304	6.8%	0.0%	0.0%	15.1%	3.5%
Single	1,440	32.1%	37.6%	100%	26.6%	29.9%
Total units	4,492		423	160	1,441	2,468
Local share of completions			9.4%	3.6%	32.1%	54.9%
50% Target achievement	61.2%		62.4%	0.0%	58.3%	66.6%

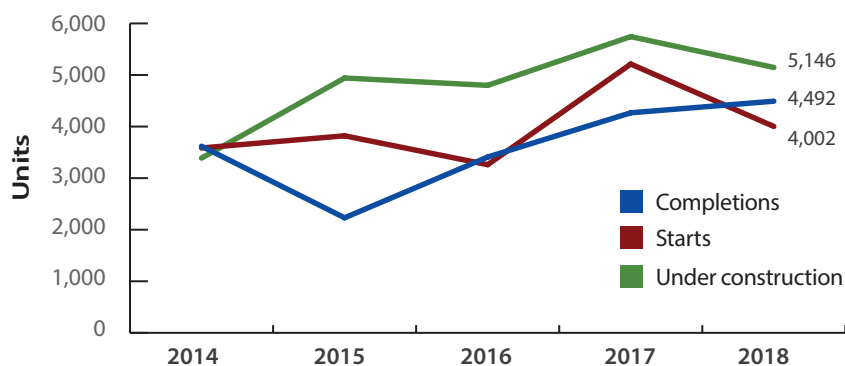
Source: CMHC Starts and Completions Survey 2018

In 2018, there were 4,492 housing completions, a 5.3 per cent increase compared to 2017. Of these, 32.1 per cent were single detached and 6.8 per cent were semi-detached dwellings. Townhouse dwellings and apartments represented 34.8 percent and 26.4 per cent, respectively. Combined, these higher density unit types represent 61.2 per cent of housing completions in Halton.

At the local level, the highest number of housing completions were in Oakville at 54.9 per cent, followed by Milton at 32.1 per cent. Burlington accounted for 9.4 per cent of completions, while Halton Hills accounted for 3.6 per cent.

# Halton Housing Construction Activity, 2014-2018

## Number of completions, starts and under construction units, 2014-2018



Source: CMHC Starts and Completions Survey 2014-2018

All housing construction activities in Halton Region increased from 2016, though starts and units under construction have dropped from their all-time high in 2017. Housing completions increased by 5.3 per cent, housing starts decreased by 23.2 per cent, and the number of units under construction decreased by 10.4 per cent. Of the 5,146 units under construction, 52.9 per cent are apartments and 17.0 per cent are townhouses (69.9 per cent combined).

## Halton Housing Completions by Type, 2014-2018

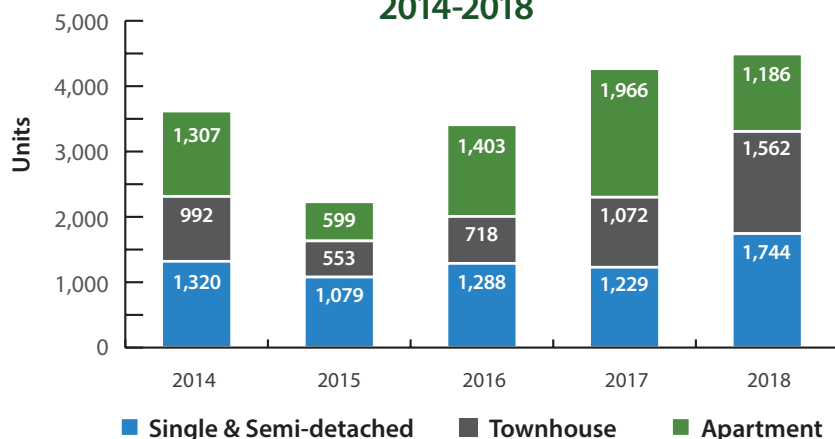
### Percentage of annual housing completions by type, 2014-2018

	2014	2015	2016	2017	2018
<b>Apartment</b>	1,307 36.1%	599 26.8%	1,403 41.2%	1,966 46.1%	1,186 26.4%
<b>Townhouse</b>	992 27.4%	553 24.8%	718 21.1%	1,072 25.1%	1,562 34.8%
<b>Single &amp; Semi</b>	1,320 36.5%	1,079 48.4%	1,288 37.8%	1,229 28.8%	1,744 38.8%

### Key trends

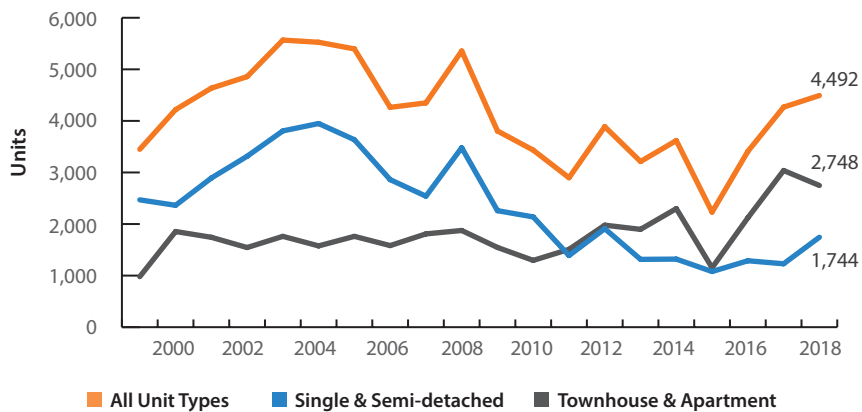
- During the past five years there were 18,018 housing completions in Halton.
- 4,492 units were completed in 2018, an increase of 225 units year over year.
- Apartment unit completions decreased by 39.7 per cent with many units remaining under construction.
- Completion of townhouse units in 2018 increased by 45.7 per cent from 2017.
- Completion of single and semi-detached dwelling units increased by 41.9 per cent from 2017.

### Number of annual housing completions by type, 2014-2018



Source: CMHC Starts and Completions Survey 2014-2018

## Halton Housing Completions by Type, 1999-2018

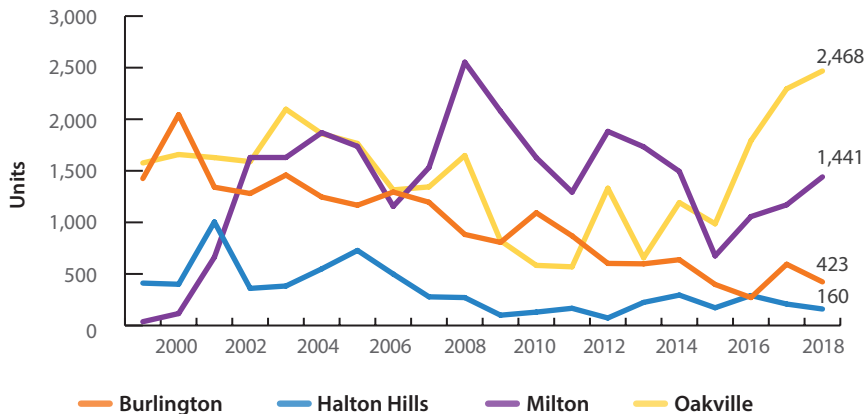


Source: CMHC Starts and Completions Survey 1998-2018

### Long-term trends: Unit type

- Over the most recent 20-year period, there were 82,869 housing completions in Halton.
- With the trend towards more and larger apartment projects, individual projects can cause significant changes in the annual data as seen by the drop in 2015 and spike in 2017.
- The 5-year rolling average of apartment and townhouse completions exceeded the 50 per cent target in 2014, and achieved 62 per cent in 2018.

## Housing Completions Over Time, 1999-2018



Source: CMHC Starts and Completions Survey 1998-2018

### Long-term trends: Local Municipalities

- Over the 20-year period, Oakville accounted for the highest share of housing completions (35.2 per cent), followed by Milton (33.0 per cent).
- Beginning in 2015, Oakville experienced the highest number of completions in Halton Region.

## Under Construction Units by Local Municipality, 2018

2018	Total	Single & Semi	Townhouse	Apartment
Burlington	1,481	10.2%	1.6%	88.3%
Halton Hills	199	90.5%	9.5%	0.0%
Milton	2,006	35.6%	24.1%	40.3%
Oakville	1,460	34.7%	24.0%	41.4%
<b>Halton Total</b>	<b>5,146</b>	<b>30.1%</b>	<b>17.0%</b>	<b>52.9%</b>

### Key trends:

- 69.9 per cent of the unit types under construction at the end of 2018 were higher density
- Milton had the highest number of units under construction at the end of 2018, followed by Burlington (67.8 per cent combined).
- Though the total number of units under construction is down from 2017, there was a higher percentage of apartment and townhouses at the end of 2018.

# Housing Completions by Local Municipality

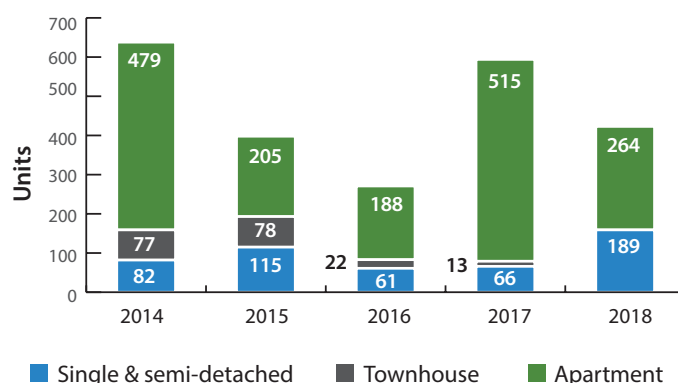
## City of Burlington, 2014-2018

Percentage of annual housing completions by type, 2014-2018

	2014	2015	2016	2017	2018	5 Year Average
Apartment	479	205	188	515	264	330
	75.1%	51.5%	69.4%	86.7%	62.4%	71.0%
Townhouse	77	78	22	13	0	38
	12.1%	19.6%	8.1%	2.2%	0.0%	8.2%
Single & Semi	82	115	61	66	159	97
	12.9%	28.9%	22.5%	11.1%	37.6%	20.8%

### Key trends:

- There were 2,324 completions from 2014 to 2018 (12.9 per cent of all completions in the Region).
- 62.4 per cent of the 2018 completions (264) were townhouse and apartment units (Regional target is 50 per cent).
- There were no townhouse unit completions in 2018.



Source: CMHC Starts and Completions Survey 2014-2018

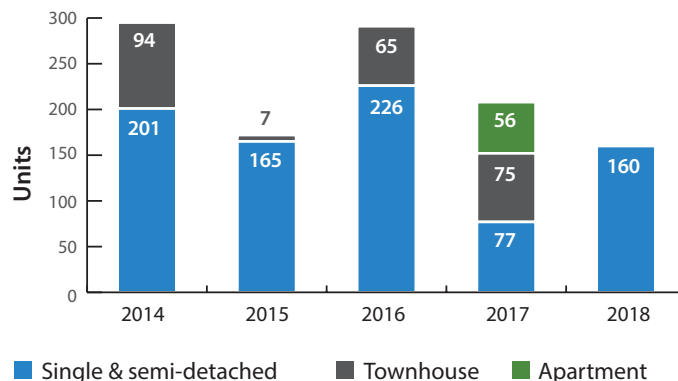
## Town of Halton Hills, 2014-2018

Percentage of annual housing completions by type, 2014-2018

	2014	2014	2016	2017	2018	5 Year Average
Apartment	0	0	0	56	0	11
	0.0%	0.0%	0.0%	26.9%	0.0%	5.0%
Townhouse	94	7	65	75	0	48
	31.9%	4.4%	22.3%	36.1%	0.0%	21.4%
Single & Semi	201	165	226	77	160	166
	68.1%	95.9%	77.7%	37.0%	100.0%	73.6%

### Key trends:

- Halton Hills accounted for 6.3 per cent of regional housing completions from 2014-2018 (1,126 completions).
- In 2018, 160 units were completed, a decrease from 2017.
- Single and semi-detached housing continues to dominate the Halton Hills housing market with 100 per cent of completions in 2018.



Source: CMHC Starts and Completions Survey 2014-2018



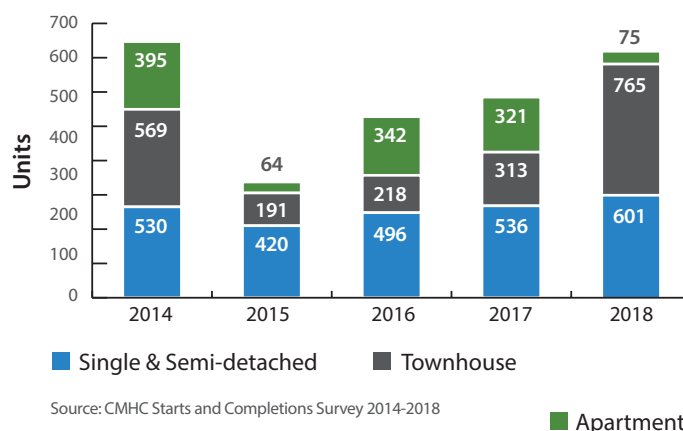
## Town of Milton, 2014-2018

Percentage of annual housing completions by type, 2014-2018

	2014	2015	2016	2017	2018	5 Year Average
Apartment	395	64	342	321	75	239
	26.4%	9.5%	32.4%	27.4%	5.2%	20.5%
Townhouse	569	191	218	313	765	411
	38.1%	28.3%	20.6%	26.8%	53.1%	35.2%
Single & Semi	530	420	496	536	601	517
	35.5%	62.2%	47.0%	45.8%	41.7%	44.3%

### Key trends:

- Milton had a total of 5,836 completions between 2014 and 2018 (32.4 per cent of completions in the Region during this time)
- 55.7 per cent of these completions were townhouse and apartment units
- 1,441 units were completed in 2018, an increase of 23.2 per cent from 2017.



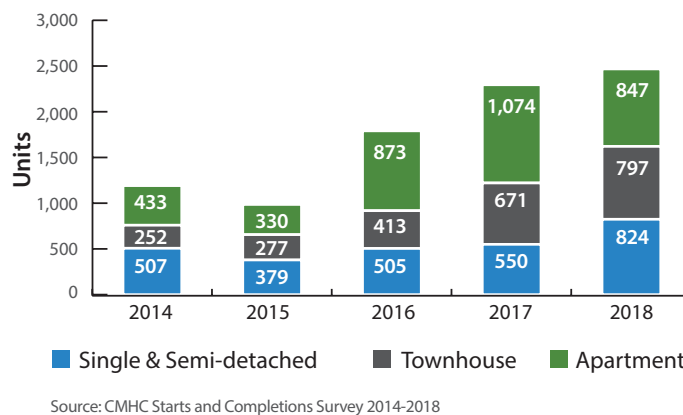
## Town of Oakville, 2014-2018

Percentage of annual housing completions by type, 2014-2018

	2014	2015	2016	2017	2018	5 Year Average
Apartment	433	330	873	1,074	847	711
	36.3%	33.5%	48.7%	46.8%	34.3%	40.7%
Townhouse	252	277	413	671	797	482
	21.1%	28.1%	23.1%	29.2%	32.3%	27.6%
Single & Semi	507	379	505	550	824	553
	42.5%	38.4%	28.2%	24.0%	33.4%	31.7%

### Key trends:

- There were 8,732 completions in Oakville between 2014 and 2018 (48.5 per cent of completions in the Region during this period)
- 68.3 per cent of these completions during this time period were townhouse and apartment units.
- 2,468 units were completed in 2018, an increase of 7.5 per cent from 2017.
- 66.6 percent of the unit completions were apartments and townhouses in 2018 (Regional target is 50 per cent).



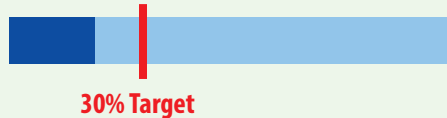
# Housing Costs & Affordability

The *State of Housing* report reviews new and resale house sales to assess how well the market is meeting the housing needs of Halton residents and those looking to live in the region.

Halton Region's **Housing Affordability Target** calls for at least 30 per cent of new housing units produced annually in Halton to be at or below the affordable threshold.

## Housing Affordability Target

**19.4% Achieved**



19.4 per cent of new house sales and assisted units fell within Halton's affordability target.

## Highlights - Halton Region

	2017	2018	Change
<b>New Sales</b>	2,157	2,296	6.4%
<b>Resale</b>	10,717	9,126	-14.8%
<b>All Sales</b>	12,874	11,422	-11.3%
<b>Affordable New Sales<sup>1</sup></b>	1,059	407	-61.5%
<b>New Assisted Program Units<sup>2</sup></b>	35	45	28.6%

<sup>1</sup> This data is based on the closing date, when ownership of the property is transferred to the buyer.

<sup>2</sup> New assisted program units are captured at the time of funding commitment.

Source: Calculated from MPAC sales data, 2018

## Housing Sales, 2018

In 2018, there were 11,422 new and resale houses sold in Halton. This represents a 11.3 per cent decrease compared to 2017. The following table shows the distribution of new and resale units by dwelling type:

## Housing sales in Halton Region, 2018

	New		Resale		Total
<b>Apartment</b>	587	25.6%	1,306	14.0%	1,893
<b>Townhouse</b>	684	29.8%	2,450	27.0%	3,134
<b>Semi-detached</b>	219	9.5%	561	6.0%	780
<b>Single</b>	805	35.1%	4,811	53.0%	5,616
<b>Total Sales</b>	<b>2,295</b>		<b>9,128</b>		<b>11,423</b>
<b>Sales percentage</b>	<b>20.1%</b>		<b>79.9%</b>		<b>100%</b>

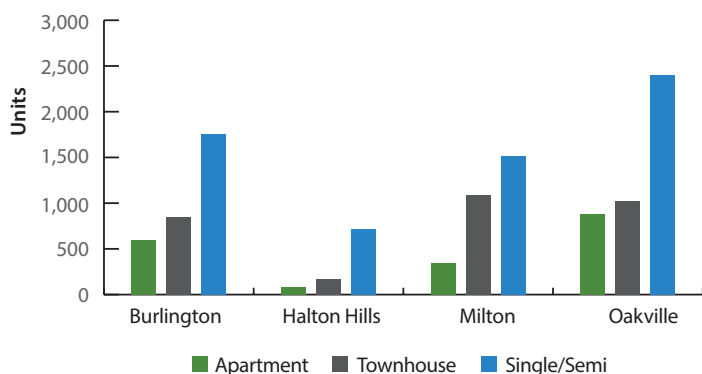
Source: Calculated from MPAC sales data, 2018

New sales (2,295 units) were up 6.4 per cent compared to 2017. Apartment and townhouse units accounted for 55.4 per cent of new sales. This was 69.4 per cent in 2017. The steady increase of higher density housing in the market place, coupled with a drop in new apartment absorptions resulted in more affordable resales than new sales in 2018.

As virtually all new units below the affordability threshold in Halton Region are in higher density developments, target achievement fluctuations may occur, associated with the year these units are completed and brought to market.

The affordability target achievement in 2017 was well over 30 per cent and was almost entirely due to a large number of stacked townhouse sales below the threshold. When target achievements are reviewed over a three-year period, these fluctuations are mitigated (33.0 per cent for 2014 to 2018).

## Total unit sales (new and resale) by dwelling type and municipality



	Burlington	Halton Hills	Milton	Oakville
<b>Total Sales</b>	3,204	971	2,951	4,296
<b>Apartment</b>	593	79	345	876
<b>Townhouse</b>	851	172	1,093	1,018
<b>Single/Semi</b>	1,760	720	1,513	2,402

Oakville and Burlington continue to record the largest proportion of sales. Most municipalities experienced a decrease in the number of resale units compared to 2017 (-14.8 per cent Region-wide).

Compared to 2017, the number of new sales increased in Oakville (up 42 units) and Milton (up 140 units) and decreased in Halton Hills (down 5 units) and Burlington (down 38 units). This resulted in a region-wide increase of 6.4 per cent (2,295 in total).

Resale units accounted for 79.9 per cent of sales in Halton Region, of which 58.8 per cent pertained to single and semi-detached units. This housing represents the bulk of Halton's existing housing stock, which is reflected in the resale data for these dwelling types (98 per cent in Burlington; 89 per cent in Halton Hills; 67 per cent in Milton and 74 per cent in Oakville).

## New & Resale Average House Prices

- The average price of all house sales in 2018 was \$802,931 (down 1.6 per cent compared to 2017).
- The average price of all new house sales (2,295 dwellings) was \$709,991 (up 47.6 per cent), reflecting the one-year spike of affordable new stacked townhouses in 2017.

### New & resale housing prices 2018 (Thousands of \$)



Source: Calculated from MPAC Sales Data, 2018

- Oakville saw the largest number of transactions and a 10.1 per cent decrease in average resale price since 2017, which remains 7.1 per cent above the 2016 average price.
- Townhouses and apartments (new and resale combined) sold for \$540,436 on average (up 5.4 per cent).
- Single and semi-detached houses (new and resale combined) sold for an average of \$1,009,275 (down 3.1 per cent) and represented 65.7 per cent of all sales in Halton Region. As such, this category continues to have a significant impact on the average house prices in Halton.

### Average resale price by municipality:

Resale	# Units	2017 Average Prices	2018 Average Prices	Price Change
Burlington	3,127	\$750,603	\$721,395	-3.9%
Halton Hills	864	\$715,331	\$732,645	2.4%
Milton	1,969	\$722,678	\$699,132	-3.3%
Oakville	3,166	\$1,150,504	\$1,034,604	-10.1%
<b>Total</b>	<b>9,126</b>	<b>\$883,787</b>	<b>\$826,302</b>	<b>-6.5%</b>

## New Affordable Housing by Dwelling Type & Municipality

An adequate supply of new affordable housing units is an important element in Halton's vision for sustainable growth, as set out in the Regional Official Plan. In 2018, there were

2,295 new units sold in Halton. The following tables show the distribution of the new housing units by dwelling type, affordability and municipality.

### Halton Region

#### New housing sales by dwelling type, 2018

	≤ \$380,800		> \$380,800	
	Count	%	Count	%
Apartment	332	81.6%	255	13.5%
Townhouse	75	18.4%	609	32.3%
Semi-detached	0	0.0%	219	11.6%
Single	0	0.0%	805	42.6%
	407 units		1,888 units	

#### Key trends:

- All **affordable** new sales in Halton Region are comprised of townhouses and apartments, demonstrating the link between higher density housing and affordability.
- The number of new three bedroom apartment or stacked townhouse units grew from approximately 1 per cent to more than 10 per cent over the last year. This increase suggests more housing options for families are emerging in multi-residential development, which would support the objective to create complete communities in higher density neighbourhoods.
- In Halton Region 17.7 per cent of new sales were below the affordable threshold (407 of 2,295), and 45 new assisted units were created, bringing the total of new affordable units to 19.4 per cent. The Regional affordability target is 30 per cent.
- The average price of the 407 units sold below the affordable threshold was \$297,528.

### Town of Oakville

#### New housing sales by dwelling type, 2018

	≤ \$380,800		> \$380,800	
	Count	%	Count	%
Apartment	192	85.7%	187	20.6%
Townhouse	32	14.3%	165	18.2%
Semi-detached	0	0.0%	73	8.1%
Single	0	0.0%	481	53.1%
	224 units		906 units	

#### Key trends:

- 19.8 per cent of new sales in Oakville were below the affordable threshold (224 of 1,130).
- 49.2 per cent of Halton's new sales were in Oakville (1,130 of 2,295).
- 55 per cent of Halton's affordable new sales were in Oakville (224 of 407).

## City of Burlington

### New housing sales by dwelling type, 2018

	≤ \$380,800		> \$380,800	
	Count	%	Count	%
Apartment	6	28.6%	3	5.4%
Townhouse	15	71.4%	29	51.8%
Semi-detached	0	0.0%	0	0.0%
Single	0	0.0%	24	42.9%
	21 units		56 units	

### Key trends:

- 27.3 per cent of new sales in Burlington were below the affordable threshold (21 of 77).
- 3.4 per cent of Halton's new sales were in Burlington (77 of 2,295).
- 5.2 per cent of Halton's affordable new sales were in Burlington (21 of 407).

## Town of Milton

### New housing sales by dwelling type, 2018

	≤ \$380,800		> \$380,800	
	Count	%	Count	%
Apartment	134	82.7%	9	1.1%
Townhouse	28	17.3%	412	50.3%
Semi-detached	0	0.0%	145	17.7%
Single	0	0.0%	253	30.9%
	162 units		819 units	

### Key trends:

- 16.5 per cent of new sales in Milton were below the affordable threshold (162 of 981).
- 42.7 per cent of Halton's new sales were in Milton (981 of 2,295).
- 39.8 per cent of Halton's affordable new sales were in Milton (162 of 407).

## Town of Halton Hills

### New housing sales by dwelling type, 2018

	≤ \$380,800		> \$380,800	
	Count	%	Count	%
Apartment	0	0.0%	56	0.0%
Townhouse	0	0.0%	3	2.8%
Semi-detached	0	0.0%	1	0.0%
Single	0	0.0%	47	43.9%
	-		107 units	

### Key trends:

- No new sales in Halton Hills were below the affordable threshold.
- 4.7 per cent of Halton's new sales were in Halton Hills (107 of 2,295).

It is important to reiterate that resale price increases have outpaced household income increases over time. As a consequence, units that are captured as affordable new sales (based on the Halton Housing Model) may be resold beyond the affordable threshold in later years, as these transactions take place in the open market. Halton Region and the Local Municipalities do not have the ability to influence market resale prices.

Rental housing is an important form of affordable housing for many of Halton's residents.

## Highlights - Halton Region

	2017	2018	Change
<b>Average Rent</b> (private townhouse and apartment)	<b>\$1,356</b>	<b>\$1,392</b>	<b>+2.7%</b>
Bachelor	\$916	\$1,179	+28.7%
1 Bedroom	\$1,222	\$1,268	+3.8%
2 Bedroom	\$1,374	\$1,416	+3.1%
3+ Bedroom	\$1,612	\$1,585	-1.7%
<b>Total # of Units</b> (private townhouse and apartment)	<b>16,292</b>	<b>16,260</b>	<b>-0.2%</b>
Bachelor	301	298	+1.0%
1 Bedroom	4,891	4,884	-0.1%
2 Bedroom	8,891	8,861	-0.3%
3+ Bedroom	2,209	2,217	+0.4%

Source: CMHC Rental Market Report, 2015-2018

The 2016 Census Profile indicates that there were 36,810 renter households in Halton (19.1 per cent of all households). About 44.3 per cent of renter households were living in purpose-built rental apartments and townhouse units, as captured in the table above.

The remainder of renter households would reside in condominium rental apartments, social housing, single and semi-detached units (including secondary suites) and other rental arrangements.

Data in this section only relates to purpose-built rental apartments and townhouse units, identified in the table above. The average rents of the growing number of secondary market rental units (estimated at 3,500 in 2017) is modeled at \$2,268 in 2018, which is 62.9 per cent above Average Market Rent (AMR).

# Rental Housing

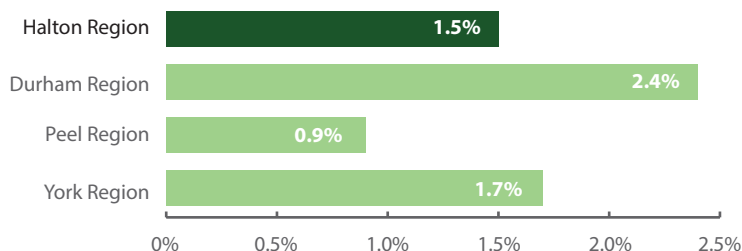
## Vacancy Rates & Monthly Rent

Vacancy rates are an important measure to assess the health of the rental market. According to Canada Mortgage Housing Corporation (CMHC), a vacancy rate of at least three per cent (three for every one hundred units) is considered necessary for adequate competition and housing options.

To protect the rental housing stock in Halton, the Regional Official Plan policies require that Local Municipalities use a rental housing vacancy rate of three per cent as the minimum threshold to consider permission for the conversion of existing rental housing to ownership tenure, to other uses, or for the demolition of rental housing.

Halton Region's overall vacancy rate for private apartments and townhouses was 1.5 per cent in 2018 up from 1.1 per cent in 2017. The low vacancy rate may make it difficult for households searching for rental housing to find a suitable unit.

## Rental market vacancy rates, 2018

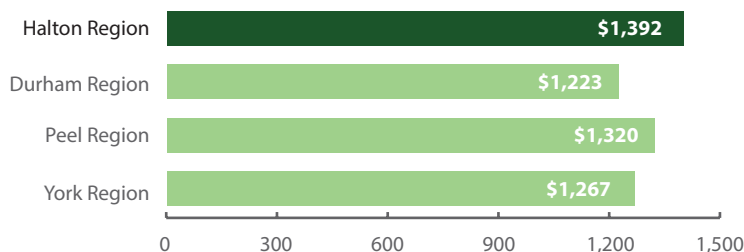


Source: CMHC Rental Market Report, 2018

## Rental housing costs, 2018

Average monthly rent (AMR) is another means to measure the health of the rental market.

The average monthly rent of private townhouse and apartments increased to \$1,392 in 2018 from \$1,356 in 2017. When compared to other Regional Municipalities in the Greater Toronto Area, Halton's average monthly rent continues to rank the highest.



Source: CMHC Rental Market Report, 2018

## Vacancy rate by unit size in Halton for private townhouses & apartments, 2014-2018

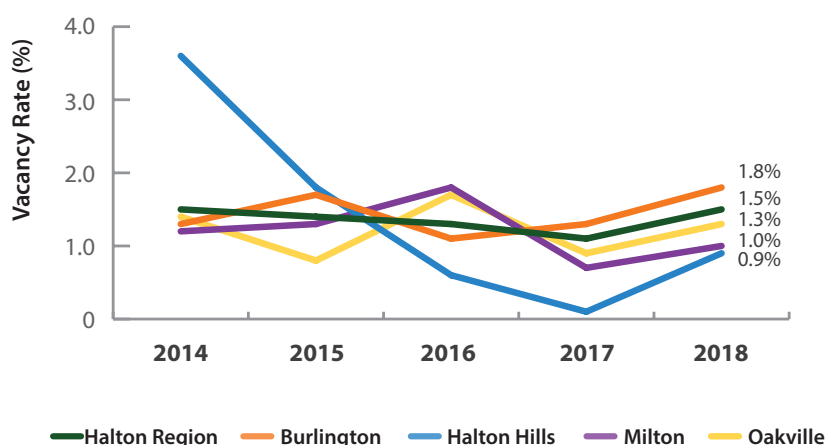
Unit Type	2014	2015	2016	2017	2018
Bachelor	3.2%	2.0%	1.4%	1.5%	2.8%
1 Bedroom	2.0%	1.3%	1.1%	1.0%	1.1%
2 Bedroom	1.4%	1.5%	1.4%	1.3%	1.7%
3+ Bedroom	0.6%	1.3%	1.2%	0.7%	1.4%
<b>Overall rate</b>	<b>1.5%</b>	<b>1.4%</b>	<b>1.3%</b>	<b>1.1%</b>	<b>1.5%</b>

Source: CMHC Rental Market Report, 2014 to 2018

### Key trends:

The vacancy rates for all unit types have increased since 2017. The vacancy rate for 1+ bedrooms was the lowest in 2018 at 1.1 per cent, followed by 3 bedroom units at 1.4 per cent and 2 bedroom units at 1.7 per cent. The overall vacancy rate remains below the 3 per cent threshold, with the vacancy rate for 2018 at 1.5 per cent.

## Vacancy rates by Local Municipality for private townhouses & apartments, 2014-2018



Source: CMHC Rental Market Report, 2014 to 2018

### Key trends:

The vacancy rates for townhouses and apartments among the Local Municipalities were as follows:

- Burlington: 1.8%
- Halton Hills: 0.9%
- Milton: 1.0%
- Oakville: 1.3%

In 2018, the vacancy rate for townhouses and apartments in Halton Hills was the lowest at 0.9 per cent, an increase of 0.8 per cent from 2017. The vacancy rates for the Town of Milton and Town of Oakville increased to 1.0 per cent and 1.3 per cent, respectively. Burlington's vacancy rate increased by 0.5 per cent to 1.8 per cent, but is still well below the 3 per cent target.

## Average rents (townhouse & apartment) & total units by housing type in Halton, 2014-2018

	2014		2015		2016		2017		2018	
	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units	Average Rent	Total Units
Bachelor	\$891	298	\$878	296	\$905	296	\$916	301	\$1,179	298
1 Bedroom	\$1,078	4,766	\$1,118	4,854	\$1,158	4,888	\$1,222	4,891	\$1,268	4,884
2 Bedroom	\$1,229	8,705	\$1,281	8,735	\$1,318	8,891	\$1,374	8,891	\$1,416	8,861
3 Bedroom+	\$1,402	2,236	\$1,448	2,232	\$1,515	2,202	\$1,612	2,209	\$1,585	2,217
<b>Total</b>	<b>\$1,201</b>	<b>16,005</b>	<b>\$1,250</b>	<b>16,117</b>	<b>\$1,290</b>	<b>16,122</b>	<b>\$1,356</b>	<b>16,292</b>	<b>\$1,392</b>	<b>16,260</b>

Source: CMHC Rental Market Report, 2014 to 2018

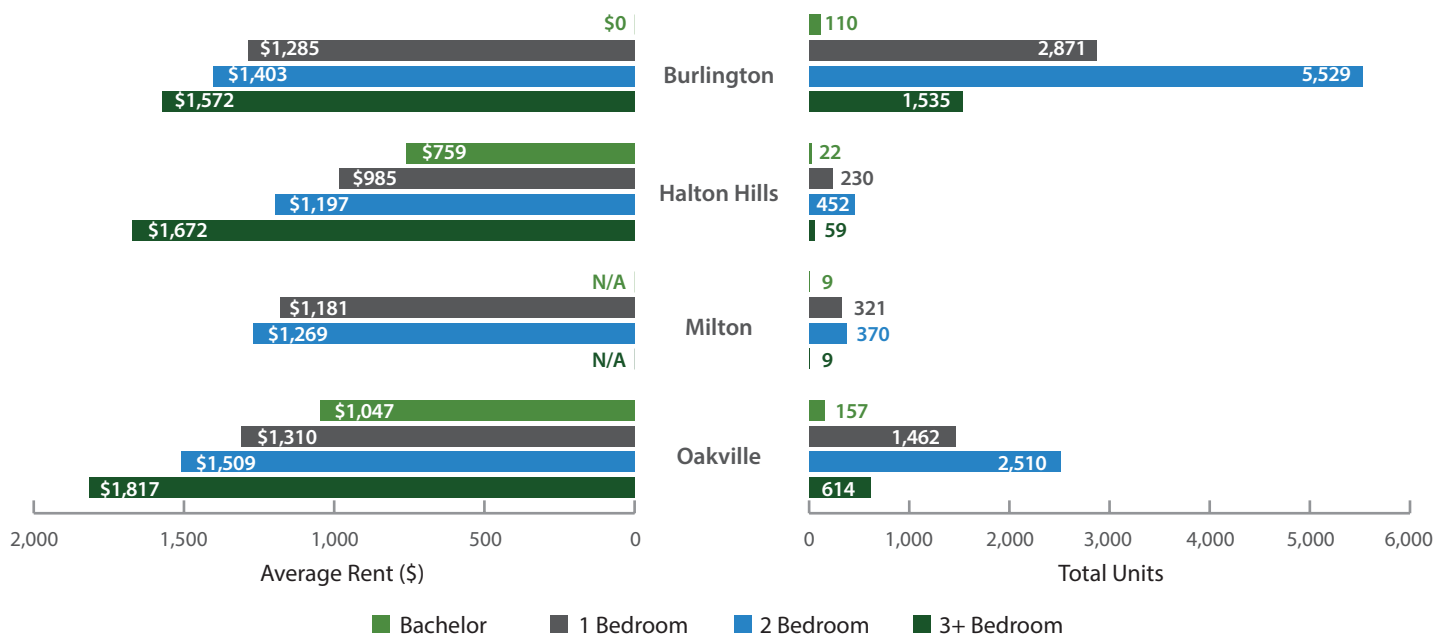
The average townhouse and apartment rent across all unit types has been steadily increasing over the past five years. In 2018, Halton's rent ranged from \$1,268 for 1 bedroom to \$1,585 for 3+ bedroom units (not including the very limited number of bachelor units). Though there are few bachelor units in Halton Region, the average rent increased by 28.7 per cent in 2018 to \$1,179. The rent for 3+ bedroom unit types decreased by 1.7% from 2017 to 2018. The average rent across the Region increased 2.7 per cent, which was higher than the consumer price index (CPI) increase of 2.0 per cent in 2018. As indicated,

these averages do not include condominium rental units or any other rental accommodation that is not purpose-built.

The average market rents for Halton Region continue to be above the assisted rental threshold identified in Halton's Housing Model.

The total number of private townhouse and apartments decreased in 2018 by 32 units. The most frequent unit type in Halton is 2 bedroom, followed by 1 bedroom. Little stock exists in the form of bachelor or 3+ bedrooms.

### Average rent (townhouse & apartment) & total units by unit type and Local Municipality, 2018



Source: CMHC Rental Market Report, 2018

Oakville and Burlington have the highest average rent in the Halton Region, similar to previous years. Rent increases in 2018 compared to 2017 were as follows:

- Burlington: +2.7%
- Halton Hills: +4.2%
- Milton: +2.3%
- Oakville: +2.3%

Burlington has the largest number of purpose built rental units among all the Local Municipalities, representing 53.7 per cent, followed by Oakville with 27.4 per cent. Burlington and Oakville saw a loss of 9 and 23 purpose built rental units, respectively, from 2017 to 2018. Milton and Halton Hills experienced no change.



**This section focuses on the non-market side of the housing continuum where government-funded programs and services are needed to enhance affordability for Halton's residents (see page 2).**

**Halton Region plays a direct role in the assisted and special needs housing area, recognizing that people move back and forth across the housing continuum, depending on their personal circumstances.**

## Assisted Housing

Assisted housing plays an important role in helping low and moderate income individuals and families obtain housing that is stable and secure. Assisted housing mostly relates to rental accommodation operated by non-profit and co-operative housing providers (community housing). The assistance may come in the form of capital programs, operating subsidy to housing providers and rental subsidy to eligible households.

### Community Housing Administered by Halton Region

Halton Region administers 3,981 community rental housing units. Most of these units are governed under social housing legislation (3,679 or 93 per cent). The 3,981 units are located in 58 housing communities, owned and operated by 26 non-profit co-operative and private sector housing providers, including Halton Community Housing Corporation (HCHC).

Halton Region provides rent-geared-to-income (RGI) assistance to 3,171 households living in these communities. RGI recipients are selected from the Halton Access to Community Housing (HATCH) waitlist.

With the expiry of operating agreements for Federal housing providers, the total number of community housing stock in Halton, administered by Halton Region, declined in 2017. The National Housing Strategy announced by the federal government commits to protecting low-income families and preserving the existing community housing stock by providing an investment in a new Canada Community Housing Initiative. A new Federal Community Housing Initiative will also be implemented to assist federal providers with expiring operating agreements. Halton Region continues to monitor and is in regular dialogue with provincial and federal government representatives to ensure that the Region is ready to benefit from this new initiative.

### New Assisted Housing Opportunities Since 2008

As reflected in the graph on page 19, Halton Region has created a total of 1,658 new housing opportunities as of year-end 2018, including:

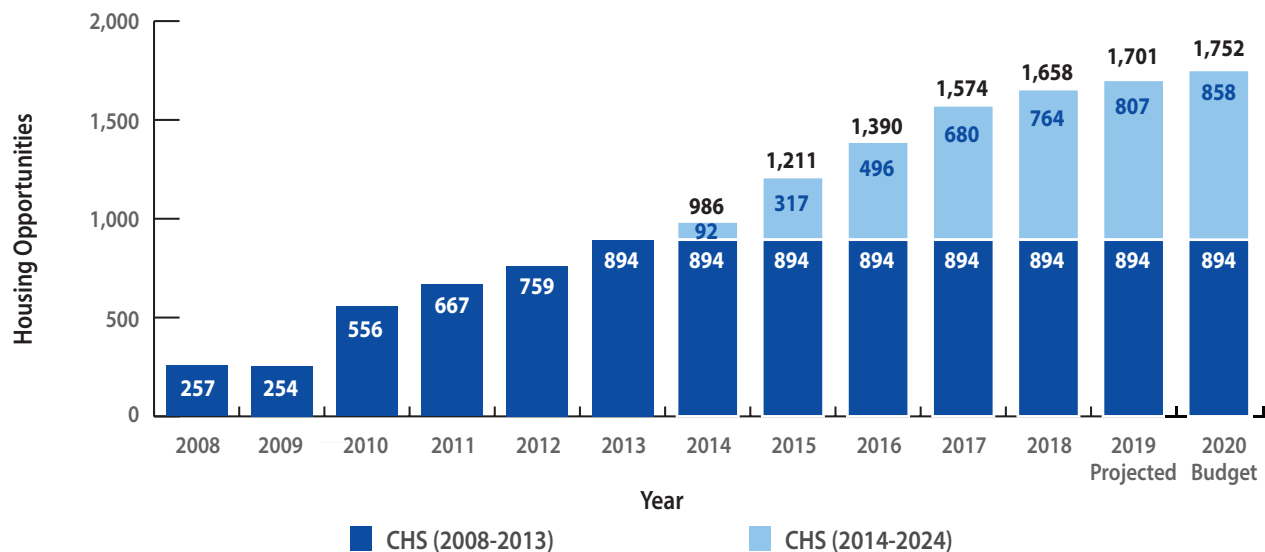
- 466 new bricks and mortar purpose built rental units which includes 44 new community housing 1 and 2 bedroom all age units in Milton.
- more than 950 additional rent supplements and Halton In-situ Program (HIP) portable housing allowances; and,
- various emergency and transitional housing solutions.

Halton Region's Comprehensive Housing Strategy Update – 2014 - 2024 (CHS) sets a 10-year target to create 550 to 900 housing opportunities (new units and rent supplements / housing allowances). More than \$100 million in Regional multi-year funding is projected to enable the creation of 550 housing opportunities, with the understanding that the upper target of 900 can only be achieved with additional funding from federal and provincial governments. Halton Region will update the CHS consistent with provincial legislation requiring a five-year review. Updates to the CHS will be brought before Regional Council for approval in 2019.

Halton Region utilizes the following delivery models for the creation of new housing opportunities under the CHS:

- The creation of new innovative housing programs such as the Halton In-situ Program (HIP). HIP provides income tested housing allowance directly to qualified waitlist applicants.
- The creation of new rent supplements through Halton Region’s Halton Rental Assistance Program (HRAP). HRAP provides funding to Halton landlords to make units available for vulnerable Halton residents.
- Capital investments made in partnership with the federal and provincial governments resulting in new unit acquisitions, property acquisition and third-party funding for new community housing development.

New assisted housing opportunities in Halton  
(total cumulative)



### Halton In-situ Program (HIP)

The HIP, launched in the fall of 2014, provides an income tested housing allowance (ranging from \$250 to \$850 per month) directly to qualified Halton applicants on the HATCH waitlist. The program is designed as a permanent and portable housing solution. The target is to provide at least 290 allowances by 2019. In 2018, over 290 Halton families were supported with HIP funding.

### Rent Supplement

Halton Region operates various rent supplement programs in partnership with private-sector landlords. Under these programs, eligible households are sourced from the HATCH waitlist and receive rental assistance. In 2018, Halton Region acquired an additional 33 rent supplement housing opportunities. Taking into account reductions in time limited provincial funding, the rent supplement total at the end of 2018 was 703, including 258 funded through the Halton Rental Assistance Program (HRAP). This program was created in 2012 and provides Halton Region with additional options to enhance the affordability of new housing initiatives.

## Special Needs Housing

Special needs housing includes housing that is accessible for people living with physical disabilities and housing that is tied to the provision of personal supports (supportive housing).

In 2018, Halton Region administered 232 wheelchair accessible units (of which 214 can be accessed through the HATCH wait list).

It is estimated that more than 30,000 Halton residents are living with physical difficulties that could impact their housing needs (Canadian Survey on Disability, 2012).

While changes to the Ontario Building Code (OBC) and the Accessibility for Ontarians with Disabilities Act (AODA) have further enhanced barrier-free building design requirements in Ontario, there is a shortage of statistical data on the specific need for and production of accessible and adaptable housing units in the marketplace. This shortage can make it difficult for a municipality to know whether current policies and frameworks are sufficient to address the need.

## Homelessness

The primary causes of homelessness and the need for emergency shelter relate to unaffordable rents, mental health and addiction issues, family breakdown and loss of employment. Halton Region operates and/or administers various support programs to proactively address these situations.

Homelessness initiative	2018 Achievements
<b>Emergency Shelter</b>	906 single clients were served (32 emergency shelter beds for singles supported by Salvation Army and the Canadian Mental Health Association) 92 families were served, an additional 117 were diverted from emergency shelter (Wesley Urban Ministries)
<b>Housing Stability Fund</b>	1,925 housing crisis situations were resolved through outreach and funding, including rental deposits, rental arrears, utility cost arrears, eviction, moving/storage costs and provision of essential furniture/beds
<b>Halton Housing Help</b>	2,124 clients were assisted with finding affordable rental housing in the private marketplace and an additional 273 clients received intensive customized supports
<b>Housing First</b>	23 chronically homeless households were assisted with the provision of permanent housing with individualized support services
<b>Housing with Related Supports</b>	152 subsidized beds across Halton were made available by the Region, operated by housing providers who provide supports to residents at risk of homelessness





## REPORT

**REPORT TO:** Chair and Members of Planning, Public Works & Transportation Committee

**REPORT FROM:** Romaine Scott, Legal Coordinator  
Planning & Development Department

**DATE:** October 23, 2019

**REPORT NO.:** PLS-2019-0075

**RE:** Town Transfer of Permanent Easement to Halton Hills Hydro  
14 Willow St & 15 Main St N, shown as Part 1, 20R-21455 –  
Willow Street N Parking Lot, Acton

### RECOMMENDATION:

THAT Report No. PDS-2019-0075 regarding the transfer of a permanent easement over part of the Town-owned Willow Street Parking Lot to Halton Hills Hydro, be received;

AND FURTHER THAT the lands described as Part of Lot 14, Block 2, Plan 31, shown as Part 1, 20R-21455 (the "Lands") be declared surplus to the Town's needs for the purpose of granting a permanent easement over the said Lands to Halton Hills Hydro;

AND FURTHER THAT the necessary by-law be enacted to authorize the transfer of permanent easement over the Lands to Halton Hills Hydro Inc. for the purpose of supplying and distributing hydro-electricity or related services to current and future customers in the vicinity.

### BACKGROUND:

Halton Hills Hydro has requested that it be granted permanent easement over the portion of the Willow Street Parking Lot that currently houses an existing hydro pole that provides services to the properties in that vicinity. There is currently no permission in place to allow the pole on the Town-owned lands.

The proposed easement would allow Halton Hills Hydro the necessary permissions to install, operate, maintain, inspect, alter, remove, replace, reconstruct, enlarge and repair the existing pole, hardware, guy wires, anchors, transformers, conductors or other apparatus used for conducting electricity or acting as a supporting apparatus for the distribution system, over, under and through the lands, for the purpose of its continued distribution of power to present and future customers.

The location of the Willow Street Parking Lot is shown on the drawing attached to this Report.

**COMMENTS:**

Staff has confirmed that the use of the lands by Halton Hills Hydro does not affect the operation of the existing parking lot. Staff has no objection to the lands over which the easement is being granted to be declared surplus to the Town's needs, for the purpose of granting the easement to Halton Hills Hydro.

The actual location of the hydro pole and proposed easement area to be deemed surplus is shown as Part 1 on Plan 20R-21455 attached to this Report.

**RELATIONSHIP TO STRATEGIC PLAN:**

This Report has no relationship to the Town's strategic plan.

**FINANCIAL IMPACT:**

There is no financial impact with respect to this Report.

**CONSULTATION:**

There has been consultation with engineering staff from both the Town and Halton Hills Hydro staff.

**PUBLIC ENGAGEMENT:**

There is no public engagement with respect to this Report.

**SUSTAINABILITY IMPLICATIONS:**

There is no sustainability implication with respect to this Report.

**COMMUNICATIONS:**

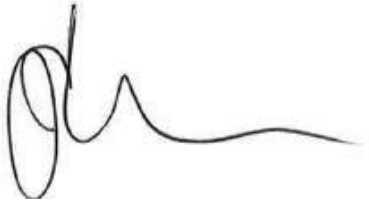
The Town must comply with By-law 2007-0109 in dealing with the sale and other disposition of lands which requires that lands be declared surplus to the Town's needs by a resolution of Council, prior to granting a permanent easement. This requirement will be satisfied by Council's adoption of the recommendations set out in this Report.

The transfer of the easement is exempt from the public notice requirements set out in By-law 2008-0001.

**CONCLUSION:**

The location of the hydro pole on the Willow Street Parking Lot is an existing situation that does not affect the operation of the Parking Lot. The purpose of this Report is to recommend to Council that the Lands be declared surplus for the purpose of granting the permanent easement in accordance with the Town's Disposition of Land Policy; and that the necessary by-law be enacted to authorize the transfer of the permanent easement over the Lands to legalize the existing use of the Lands by Halton Hills Hydro, for the benefit of the community.

Reviewed and Approved by,

A handwritten signature in dark ink, appearing to be 'John Linhardt', with a stylized, flowing script.

**John Linhardt, Commissioner of Planning and Sustainability**

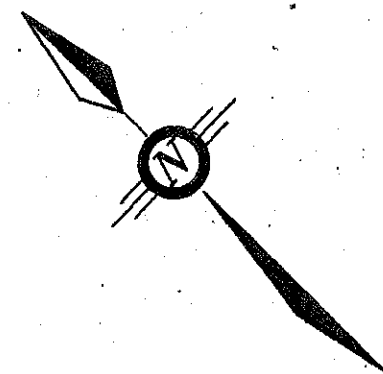
A handwritten signature in dark ink, appearing to be 'Brent Marshall', with a stylized, flowing script.

**Brent Marshall, Chief Administrative Officer**



PLAN OF SURVEY OF  
**PART OF LOT 14, BLOCK 2**  
**REGISTERED PLAN 31**  
 TOWN OF HALTON HILLS  
 REGIONAL MUNICIPALITY OF HALTON  
 SCALE 1:150

DOLLIVER SURVEYING INC.  
 ONTARIO LAND SURVEYOR



**CONTROL TABLE**

\* OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM NETWORK REAL TIME GPS OBSERVATIONS ON PERMANENT GPS REFERENCE STATIONS, UTM PROJECTION ZONE 17, NAD83 (CSRS, 2010) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP-A	4831338.04	577308.58
ORP-B	4831282.04	577338.29

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

**BEARING REFERENCE**

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM NETWORK REAL TIME GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION ZONE 17, NAD 83 (CSRS, 2010).

I REQUIRE THIS PLAN TO

BE DEPOSITED UNDER THE

LAND TITLES ACT.

DATE: JUNE 26, 2019

*Dan C. Dolliver*  
 DAN C. DOLLIVER O.L.S.

PLAN 20R- 21455

RECEIVED AND DEPOSITED

DATE: July 16, 2019

*"A. Timbrells"*

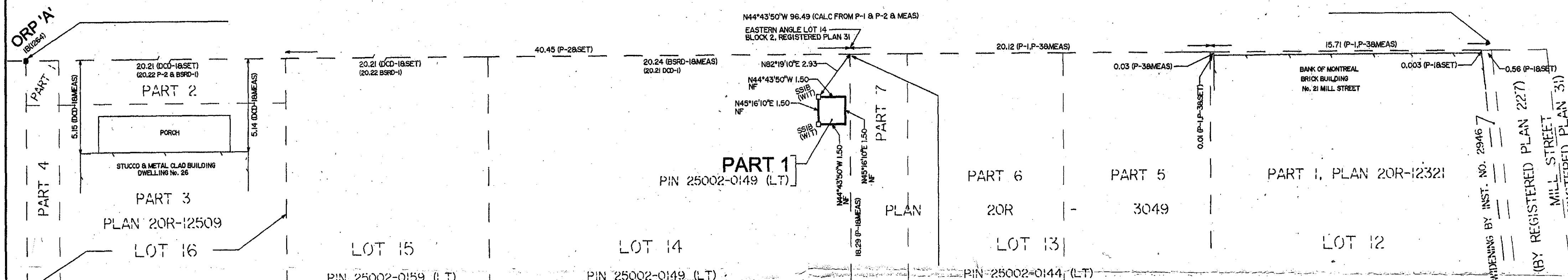
REPRESENTATIVE FOR THE  
 LAND REGISTRAR FOR THE  
 LAND TITLES DIVISION OF  
 HALTON (No. 20)

**SCHEDULE**

PART	LOT	REGISTERED PLAN	PIN	AREA (Sq.m.)
1	PART OF 14 BLOCK 2	31	PART OF 25002-0149 (LT)	2.25

WILLOW STREET (BY REGISTERED PLAN 31)

PIN 25002-0045 (LT)



BLOCK 2, REGISTERED PLAN 31

NOTE: BUILDING TIES ARE MEASURED TO THE BRICK, BLOCK, STUCCO OR METAL CLAD SIDING AS THE CASE MAY BE.

**SCALE FACTOR**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999624318.

**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 21ST DAY OF JUNE, 2019.

JUNE 26, 2019

DATE:

*Dan C. Dolliver*  
 DAN C. DOLLIVER  
 Ontario Land Surveyor

**LEGEND**

■	denotes	FOUND MONUMENT
□		PLANTED MONUMENT
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
IP		IRON PIPE
IB		IRON BAR
O/U		ORIGIN UNKNOWN
MEAS		MEASURED
NF		NO FENCE
P-1		PLAN 20R-3049 (ROTATED 0°36'50\"/>

**DOLLIVER SURVEYING INC.**

ONTARIO LAND SURVEYOR  
 54 MILL STREET, EAST  
 HALTON HILLS (ACTON), ONTARIO, L7J 1H3  
 TEL (519) 853-2502  
 E-mail surveys@dolliver.com



Plot Scale:  
 1:150

File No.  
 86-4-IGRID



## REPORT

**REPORT TO:** Chair and Members of Planning, Public Works & Transportation Committee

**REPORT FROM:** Romaine Scott, Legal Coordinator  
Planning & Development Department

**DATE:** October 23, 2019

**REPORT NO.:** PLS-2019-0076

**RE:** Deeming By-law Request  
Block A Plan M-111, 0 Commerce Crescent, Halton Hills  
File No. D26 HA

### RECOMMENDATION:

THAT Report No. PLS-2019-0076 dated October 23, 2019 regarding a by-law to deem Block A, Plan M-111 not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*, R.S.O., 1990, as amended, (subdivision control) be received;

AND FURTHER THAT staff be authorized to bring forward a by-law under subsection 50(4) to deem Block A, Plan M-111 not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*, R.S.O., 1990, as amended;

AND FURTHER THAT the Clerk be directed to lodge a certified copy of such by-law in the office of the Minister of Municipal Affairs and Housing, pursuant to subsection 50(26) of the *Planning Act*;

AND FURTHER THAT the Clerk be directed to give notice of the passing of such by-law within thirty (30) days of the passing to each person appearing on the revised assessment roll to be the owner of the land to which the by-law applies, which notice shall be sent to the last known address of such person, pursuant to subsection 50(29) of the *Planning Act*.

### BACKGROUND:

The subject land as shown on Appendix 1 encompasses only Block A which is a whole Block on Subdivision Plan M-111 and may be transferred or otherwise deal with individually. The current registered owner of Block A is also the registered owner of the adjacent vacant parcel to the south that fronts onto Wallace Street (0 Wallace Street). The owner has approached the Town to develop the Block A parcel together with the vacant parcel at 0 Wallace Street as one comprehensive development.

A location map for the property is attached as Appendix “1”.

**COMMENTS:**

Once the deeming by-law is registered on title to Block A, it will be merged with the parcel at 0 Wallace Street and the owner will be able to develop both parcels together without the risk of a zoning violation. The deeming by-law will prevent the owner from transferring or otherwise dealing with Block A as a separate parcel.

**RELATIONSHIP TO STRATEGIC PLAN:**

This report has no relationship to the Town’s strategic plan.

**FINANCIAL IMPACT:**

There is no financial impact with respect to this Report.

**CONSULTATION:**

There has been consultation with the owner and with staff from both Planning and Zoning.

**PUBLIC ENGAGEMENT:**

There is no public engagement with respect to this Report.

**SUSTAINABILITY IMPLICATIONS:**

There is no sustainability implication with respect to this Report.

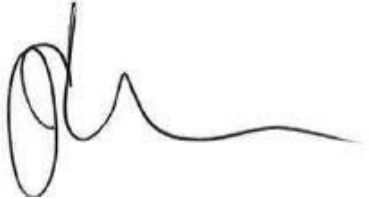
**COMMUNICATIONS:**

In accordance with subsection 50(29) of the *Planning Act*, the Clerk shall notify the owner of the property of the passing of the by-law, within thirty (30) days of the passing of such by-law. The Clerk will also provide a certified copy of the by-law to the Minister of Municipal Affairs and Housing pursuant to subsection 50(26) of the *Planning Act*.

**CONCLUSION:**

The owner is eager to start the development process on the property and has requested that staff proceed with the deeming by-law process, as any anticipated proposal would incorporate both parcels. Staff therefore recommends to Council that the necessary by-law be enacted to deem Block A, Plan 20M-111 not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*.

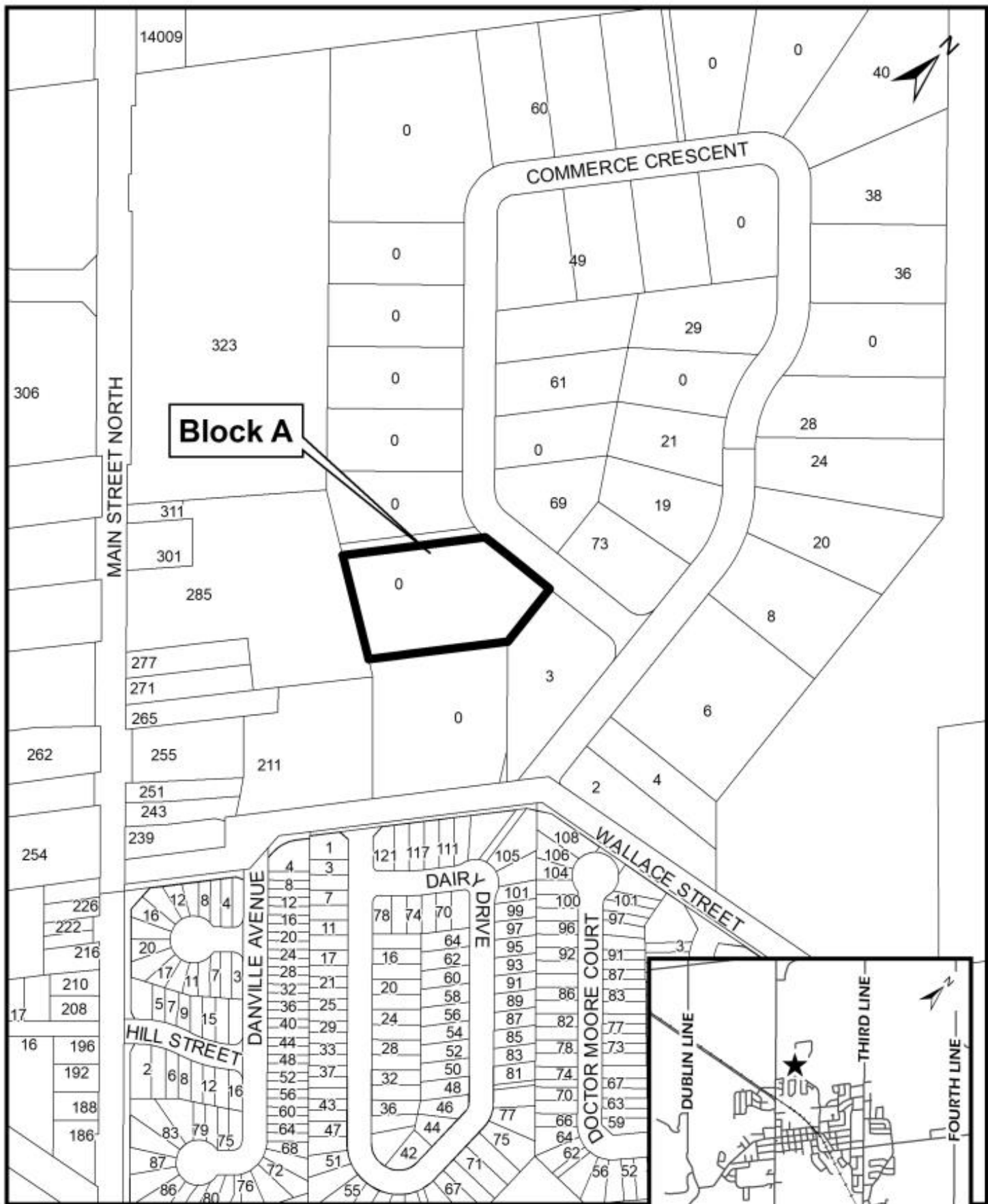
Reviewed and Approved by,

A handwritten signature in black ink, appearing to be 'John Linhardt', written in a cursive style.

**John Linhardt, Commissioner of Planning and Sustainability**

A handwritten signature in black ink, appearing to be 'Brent Marshall', written in a cursive style.

**Brent Marshall, Chief Administrative Officer**





## REPORT

**REPORT TO:** Chair and Members of the Planning, Public Works and Transportation Committee

**REPORT FROM:** Laura Loney, Senior Heritage Planner

**DATE:** November 8, 2019

**REPORT NO.:** PLS-2019-0077

**RE:** Heritage Property Tax Refund Program By-law Update

### RECOMMENDATION:

THAT Report PLS-2019-0077 dated November 8, 2019, regarding the Heritage Property Tax Refund Program By-law Update be received;

AND FURTHER THAT Council pass the updated Heritage Property Tax Refund Program By-Law as contained within Appendix A of Report PLS-2019-0077;

AND FURTHER THAT Council repeal the Heritage Property Tax Refund Program By-law No. 2010-0006, as amended by By-law No. 2010-0015, By-law No. 2015-0057, and By-law No. 2018-0067.

### BACKGROUND:

In 2010, the Town of Halton Hills enacted By-law No. 2010-0006 to establish a Heritage Property Tax Refund Program under Section 365.2 of the Municipal Act to offer tax relief to owners of properties designated under Part IV and Part V of the Ontario Heritage Act to help property owners maintain and restore the Town's identified cultural heritage resources. This By-law was subsequently amended through By-law No. 2010-0015, 2015-0057, and 2018-0067.

### COMMENTS:

The Heritage Property Tax Refund By-law No. 2010-0006 has been amended three times between 2010 and 2015 to reflect changes to and clarification of the application process and requirements. As part of the review of application materials for the 2020 Heritage Property Tax Refund Program, staff have prepared a new Heritage Property Tax By-law to replace the provisions of current By-law 2010-0006, as amended through By-law Nos. 2010-0015, 2015-0057, and 2018-0067. The changes to the municipal by-law are primarily administrative in nature, related to ensuring clarity of application and

eligibility requirements for all property owners who are eligible for the Heritage Property Tax Refund Program.

The proposed by-law is shown in Appendix A.

### **RELATIONSHIP TO STRATEGIC PLAN:**

This report relates to the implementation of the Strategic Direction D. to Preserve, Protect, and Promote Our Distinctive History, the goal of which is to preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources. This report directly relates to the following Strategic Objectives:

D.1. To require and develop a planning framework for the conservation of significant built heritage, cultural landscapes and archaeological resources.

D.2. To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

### **FINANCIAL IMPACT:**

There is no financial impact associated with this particular report.

### **CONSULTATION:**

Staff from the Office of the CAO, Finance, and Clerks were consulted in the preparation of the updates to the By-law and the preparation of this report.

### **PUBLIC ENGAGEMENT:**

No public consultation was required as part of the preparation of this report.

### **SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The continuation of the Town's Heritage Tax Refund Program will ensure current and future residents understand and act on the importance of preserving our community's heritage resources. This report supports the Cultural Vibrancy pillar(s) of Sustainability and the theme of Valued Heritage Legacy. In summary the alignment of this report with the Community Sustainability Strategy is Good.



**COMMUNICATIONS:**

The new By-law will be referenced on the Town's website and be included in application materials for the Heritage Property Tax Refund Program for properties designated under Parts IV and V of the *Ontario Heritage Act* within the municipality.

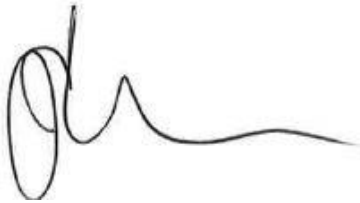
**CONCLUSION:**

Staff requires the execution of the Heritage Property Tax Refund Program By-law for the 2019 Heritage Property Tax Refund Program, and to ensure compliance with Section 365.2 of the Municipal Act.

Reviewed and Approved by,



**Bronwyn Parker, Manager of Planning Policy**



**John Linhardt, Commissioner of Planning and Sustainability**



**Brent Marshall, Chief Administrative Officer**



## **BY-LAW NO. 2019 – xxxx**

A By-law to repeal and replace By-law No. 2010-0006, being the by-law to establish the Town's Heritage Property Tax Refund Program under Section 365.2 of the Municipal Act.

**WHEREAS** Section 365.2 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, authorizes a municipality to pass a by-law to establish a program to provide tax reductions or refunds in respect of eligible heritage properties;

**AND WHEREAS** Council for the Corporation of the Town of Halton Hills passed By-law No. 2010-0006 to establish the Heritage Property Tax Refund. By-law 2010-0006 was subsequently amended by By-law Nos. 2010-0015, 2015-0057, and 2018-0067;

**AND WHEREAS** Council for the Corporation of the Town of Halton Hills now deems it necessary and in the public interest to repeal and replace By-law No. 2010-0006 as amended by By-law Nos. 2010-0015, 2015-0057, and 2018-0067.

**AND WHEREAS** on December 9, 2019, Council for the Town of Halton Hills adopted Report No. PLS-2019-0077 dated November 8, 2019, in which certain recommendations were made relating to repealing and replacing By-law 2010-0006 as amended by By-law Nos. 2010-0015, 2015-0057, and 2018-0067 relating to the Heritage Property Tax Refund Program;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

### **PART 1 – DEFINITIONS**

1. In this By-law:

**Committee** means Heritage Committee for the Town of Halton Hills and any person(s) or entity designated to act on its behalf.

**Council** means the Council of the Corporation of the Town of Halton Hills.

**Eligible Heritage Property** means a property or portion of a property:

- (a) that is located within the Town.
- (b) that is designated under Part IV of the *Ontario Heritage Act* or is part of a heritage conservation district under Part V of the *Ontario Heritage Act*.
- (c) that is subject to:
  - (i) a Heritage Easement Agreement with the Town under Section 37 of the *Ontario Heritage Act*; or an easement agreement with the Ontario Heritage Foundation, under Section 22 of the *Ontario Heritage Act*; or a Heritage Preservation and Maintenance Agreement with the Town respecting the preservation and maintenance of the property for the purpose of the Program.
- (d) that complies with any additional eligibility criteria set out in this By-law.

**Heritage Tax Refund** means an amount of property taxes that may be refunded in respect of an Eligible Heritage Property.

**Heritage Easement Agreement** means an agreement under either Section 22 or Section 37 of the *Ontario Heritage Act*, which sets out the easement, mutual covenants and restrictions with respect to but not limited to the preservation of the

heritage features and value of the heritage property and is registered on title in the Land Registry Office for the Land Titles Division of Halton, and which is enforceable by the Ontario Heritage Trust or by the Town or its assigns against the Owner and subsequent owners of the property.

***Heritage Preservation and Maintenance Agreement*** means an agreement between the Town and the Owner as authorized under this By-law, which sets out the mutual covenants and restrictions with respect to but not limited to the preservation of the heritage features and value of the heritage property, in accordance with the *Ontario Heritage Act* for the purpose of the Program and is enforceable by the Town or its assigns against the Owner..

***Owner*** means the registered owner(s) of the property as reflected on title at the Land Registry Office or on a current transfer/deed of the lands.

***Program*** means the Heritage Tax Refund Program as established by this By-law.

***Town*** means The Corporation of the Town of Halton Hills.

## **PART 2 - LIMITATIONS**

2. The Program is subject at all times to the availability of funding for the Program. The Town is not required to provide funding for this Program and the Program may be eliminated by Council and this By-law repealed with no notice to affected Owners.
3. The Program is subject to any regulations that the Minister of Finance may make governing by-laws relating to tax refunds or reductions for heritage properties.
4. The Program is subject to an application approval by the Committee.
5. The Program is subject to the Owner entering into a Heritage Preservation and Maintenance Agreement with the Town.
6. Notwithstanding Paragraph 5 herein, where a Heritage Easement Agreement was previously registered against the Eligible Heritage Property and the Owner is in compliance with the terms of the said Heritage Easement Agreement, the Heritage Preservation and Maintenance Agreement shall not be required.

## **PART 3 - HERITAGE TAX REFUND**

7. Upon successful application, one Heritage Tax Refund may be paid annually for each Eligible Heritage Property in the property tax class of residential, multi-residential, commercial, or farm as defined by the *Assessment Act* R.S.O. 1990, c.A31 and Regulations thereunder.
8. The maximum amount of Heritage Tax Refund, unless otherwise specified, shall be 20% of the assessed taxes for municipal, regional, and school purposes levied on the property. The property tax reduction applies to the building or structure (or portion of) that is an Eligible Heritage Property, and the lands eligible are calculated as percentage of the total taxes levied on the property. The Town will determine the Heritage Tax Refund with the assistance of the Municipal Property Assessment Corporation (MPAC).
9. Only one Heritage Property Tax Refund will be paid for the Eligible Heritage Property.
10. Where an Eligible Heritage Property is currently receiving tax reductions or refunds under any other municipal program, the amount of the Heritage Tax Refund shall be calculated on the adjusted taxes after such other refunds or rebates have been

taken into account.

#### **PART 4 – ELIGIBILITY CRITERIA**

11. To be eligible for a Heritage Tax Refund, the Owner shall provide proof of all of the following to the satisfaction of the Town:
  - (i) The property has been designated as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act* or it must be identified as a contributing property within a heritage conservation district designated under Part V of the *Ontario Heritage Act*;
  - (ii) The property is subject to a Heritage Easement Agreement under either Section 22 or 37 of the Act; or the Owner has entered into a Heritage Preservation and Maintenance Agreement with the Town;
  - (iii) The Heritage Easement Agreement referred to in subsection (ii) above shall be registered on title to the Eligible Heritage Property at such time that the application is approved by the Committee;
  - (iv) The Heritage Preservation and Maintenance Agreement referred to in subsection (ii) above shall be executed by the Owner of the property and submitted with the documents required in Section 13 herein and shall be in force at such time that the application is approved by the Committee;
  - (v) The Owner is in compliance with the terms of the existing Heritage Easement Agreement to the satisfaction of the Town;
  - (vi) The Eligible Heritage Property is not subject to any contraventions, work orders or outstanding municipal requirements;
  - (vii) There are no outstanding municipal fines, arrears of taxes, fees or penalties assessed against the Owner;
  - (viii) The Eligible Heritage Property is occupied and in good and habitable condition.

#### **PART 5 – APPLICATION PROCESS**

12. An application in the form prescribed by the Town shall be submitted no later than the last day of February in the year following the first year for which the owner is seeking to obtain the tax refund, in accordance with Section 365.2 (9) of the *Municipal Act*.
13. The application shall be submitted to the Committee along with the following:
  - (i) Copy of the property insurance policy
  - (ii) Photographs showing the elevation of the building and designated feature(s) and the date on which the photographs were taken.
14. Following the last day of February, the application shall be reviewed by the Committee at its next scheduled monthly meeting. Upon approval, the application shall be forwarded to the Town's Corporate Services Department for processing.
15. An application for a Heritage Tax Refund must be made for every year that the Owner wishes the property to be considered for a refund.

#### **PART 6 – INSPECTION OF HERITAGE PROPERTY**

16. The Owner hereby consents to the Committee or its assigns, conducting

inspection of interior and exterior of the Eligible Heritage Property at any reasonable time, upon being provided with at least 24 hours' prior notice by the Committee.

17. The purpose of such inspection is to ensure compliance with the relevant Heritage Easement Agreement or Heritage Preservation and Maintenance Agreement and to confirm the eligibility criteria herein.

## **PART 7 – PENALTIES**

18. The Town of Halton Hills requires that any property receiving a Heritage Property Tax Refund complies fully with municipal by-laws and is not subject to any contraventions, work orders, penalties, fees, arrears of taxes, fines or outstanding requirements. Any property that does not meet such criteria will not be eligible for the refund.
19. This By-law repeals By-law 2010-0006, By-law 2010-0015, By-law 2015-0057, and By-law 2018-0067.
20. This By-law shall come into full force and effect on its date of passing.

**BY-LAW** read and passed by the Council for the Town of Halton Hills, this xx day of xx.

MAYOR – Rick Bonnette

CLERK – Suzanne Jones

## REPORT

**REPORT TO:** Chair and Members of the Planning, Public Works and Transportation Committee

**REPORT FROM:** Matt Roj, Traffic Coordinator

**DATE:** November 4, 2019

**REPORT NO.:** TPW-2019-0034

**RE:** Uniform Traffic Control By-law 84-1 Schedule Updates

### RECOMMENDATION:

THAT Report No. TPW-2019-0034, dated November 4, 2019, regarding the Uniform Traffic Control By-law No. 84-01 Schedule Updates, be received;

AND FURTHER THAT the amendments to the listed Schedules of the Uniform Traffic Control By-law No. 84-01, be adopted by Council.

### BACKGROUND:

The purpose of this report is to update the Uniform Traffic Control By-law (UTCB) No. 84-01 schedules based on the results of various traffic operational reviews and public consultation, which require regulatory amendments to the UTCB No. 84-01.

### COMMENTS:

#### No Parking/No Stopping Prohibitions

1. Pennington Crescent, addition of No Parking zone on the south side from a point 59m east of Mountainview Road South to a point 109m east of Mountainview Road South.
2. Todd Road, addition of No Parking zone on the north side from Mountainview Road North to a point 112m east of Mountainview Road North.
3. Robinson Road, addition of No Stopping zone on the west side from a point 38m south of Bowman Street to a point 73m south of Bowman Street.
4. Robinson Road, addition of No Stopping zone on the east side from a point 38m south of Bowman Street to a point 73m south of Bowman Street.

5. Delrex Boulevard, addition of No Stopping zone on the south side from a point 68m west of Stockman Crescent to a point 116m west of Stockman Crescent.
6. Delrex Boulevard, addition of No Stopping zone on the north side from a point 68 west of Stockman Crescent to a point 116 m west of Stockman Crescent.

### **Posted Speed Limits**

1. Fifth Line, change of the statutory speed limit from 80km/h to 70km/h from 32 Side Road to Highway 7.
2. Fifth Line, change of the statutory speed limit from 80km/h to 70km/h from Highway 7 to a point 2,110m south of Highway 7.
3. Fifth Line, change of the statutory speed limit from 80km/h to 50km/h from 342m north of the existing 40km/h zone to a point 642m north of the existing 40km/h zone.
4. Sixth Line, change of the statutory speed limit from 80km/h to 70km/h from 10 Side Road to a point 1,360m north of 10 Side Road.
5. Sixth Line, change of the statutory speed limit from 80km/h to 70km/h from 10 Side Road to a point 2,108m south of 10 Side Road.
6. Ninth Line/Confederation Street, change of the statutory speed limit from 60km/h to 50km/h from a point 825m north of Main Street/Wildwood Road to a point 1825m north of Main Street/Wildwood Road.
7. Ninth Line, change of the statutory speed limit from 80km/h to 70km/h from a point 1825m north of Main Street/Wildwood Road to Fallbrook Trail.

All speed limit reductions are based on the Town's speed limit policy.

A report to initiate the Town Wide parking study will be forthcoming in December. Any changes recommended from the study will be incorporated in a subsequent update to the Uniform Traffic Control By-law.

### **Intersection Traffic Control Change**

1. Maria Street and Crescent Avenue/Poplar Avenue intersection, change of the Yield Sign Control to a Stop Sign Control at the Crescent Avenue and Poplar Avenue approaches.
2. Third Line and Glen Lawson Road intersection, change of the Yield Sign Control to a Stop Sign Control at the Third Line south approach.
3. Grist Mill Drive and Willoughby Way intersection, change of the Yield Sign Control to a Stop Sign Control at the Willoughby Way approach.
4. Arborglen Drive and Arborglen Drive intersection, addition of Stop Sign Controls on the east and west approaches.

### **Heavy Truck Prohibited**

1. 22 Side Road, addition of No Heavy Truck Prohibition from Fifth Line (West) to Fifth Line (East) in advance of CN bridge.

### **Heavy Truck Prohibited for Restricted Times**

1. Wallace Street, addition of No Heavy Trucks Prohibition (7 P.M. to 7 A.M.) from Mill Street East (Highway 7) and Main Street North.

### **RELATIONSHIP TO STRATEGIC PLAN:**

The application of traffic and parking regulations is an operational matter.

### **FINANCIAL IMPACT:**

The cost to implement the number of regulatory traffic signing installation and alterations can be accommodated within the approved budget.

### **CONSULTATION:**

The proposed UTCB No. 84-01 schedule amendments are the result of consultation with the Town's Ward Councillors and public.

### **PUBLIC ENGAGEMENT:**

Public engagement was undertaken based on individual projects, as required.



**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Social Well-being pillar of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is good.

**COMMUNICATIONS:**

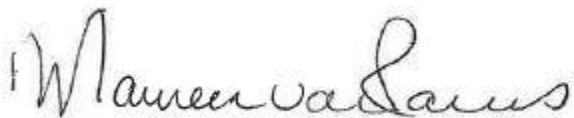
There is no communications impact associated with this report.

**CONCLUSION:**

Identified UTCB schedule amendments are hereby recommended for adoption by Council within the Uniform Traffic Control By-law No. 84-01 schedules. Should Council approve the proposed UTCB No. 84-01 schedule amendments, staff will prepare an amending By-law to update the Uniform Traffic Control By-law No. 84-01 schedules.

Any recommended changes from the Town Wide Parking study will be incorporated in a subsequent update to the Uniform Traffic Control By-law.

Reviewed and Approved by,



**Maureen Van Ravens, Manager of Transportation**



**Chris Mills, Commissioner of Transportation and Public Works**



**Brent Marshall, Chief Administrative Officer**

## REPORT

**REPORT TO:** Chair and Members of the Planning, Public Works and Transportation Committee

**REPORT FROM:** Matt Roj, Traffic Coordinator

**DATE:** November 6, 2019

**REPORT NO.:** TPW-2019-0035

**RE:** Operational Safety Reviews and Speed Limit Assessments Update – 2019 Traffic Engineering Work Plan

### RECOMMENDATION:

THAT Report No. TPW-2019-0035, dated November 6, 2019, regarding the Operational Safety Reviews and Speed Limit Assessments Update – 2019 Traffic Engineering Work Plan, be received;

AND FURTHER THAT a copy of this report be forwarded to the Halton Regional Police Service for their information and applicable enforcement.

### BACKGROUND:

Staff presented the 2019 Traffic Engineering Work Plan (Plan) in Report No. TPW-2019-0002 to the Planning, Public Works and Transportation Committee.

The purpose of the report was to inform the Committee about Transportation and Public Works, Traffic Engineering Section's primary responsibilities and to propose a work plan to deliver services in 2019.

Through Report No. TPW-2019-0004, staff updated the existing Traffic Calming Implementation Protocol which provided a detailed process to address speeding concerns from the community and a prioritization for implementation of traffic calming measures.

### COMMENTS:

Staff have completed all the operational reviews and speed limit assessments in the 2019 Traffic Engineering Work Plan. Based on the recommended actions, some of the work will be included in the 2020 Traffic Engineering Work Plan for the Committee's review and approval.

A detailed summary of the various operational reviews and speed limit assessments, including staff recommendations, are indicated below.

## **Traffic Signs**

### Farm Vehicle Signs Review

This spring, staff undertook a review of existing “Farm Vehicle” signs in surrounding municipalities. To improve motorist and cyclist awareness of farm vehicles in rural areas of the Town of Halton Hills, staff chose a “Farm Vehicle” warning sign design used by the City of Hamilton. The picture of the sign is identified in Attachment 1.

By using a farm vehicle symbol with a supporting tab sign, the new “Farm Vehicle” sign design improves the “message” being sent to road users. Signs that use symbols are easier to identify and process than only using words.

Following installation, staff will engage the Halton Agricultural Advisory Committee and Halton Region Federation of Agriculture for feedback.

On November 4, 2019, staff installed five (5) signs at the following locations:

- 15 Side Road (south side), west of Third Line
- Eighth Line (west side), south of 5 Side Road
- Tenth Line (west side), south of 10 Side Road
- Ninth Line (west side), south of 32 Side Road
- Fifth Line (east side), immediately north of Highway 7

Subject to positive feedback from the farming community, additional signs will be installed in 2020. It is anticipated that the existing “Active Farming” signs be phased out at the end of their life cycle and replaced with the new signs.

## **Traffic Calming**

### John Street and River Drive

As part of the Traffic Calming Implementation Protocol, staff have prioritized and ranked John Street as a priority for the neighbourhood traffic calming project for 2019.

The Traffic Calming Plan (TCP) will be presented to the community at the Public Information Centre (PIC) on November 21, 2019, at the Halton Hills Cultural Centre. Residents will be able to evaluate the TCP, engage with staff, and provide their comments.

Following the PIC, staff will finalize the TCP and circulate a copy to emergency services for comments. In early 2020, staff will prepare a report to seek Council endorsement and implementation of the TCP.

## **Speed Limit Assessments**

This spring, staff undertook speed limit assessments of the following road segments:

- Confederation Street and Ninth Line between Glen Crescent Drive and Fallbrook Trail, review of 60 km/h and 80 km/h respectively;
- Fifth Line between the northern limit of the Hamlet of Limehouse to 32 Side Road, review of 80 km/h; and
- Sixth Line between 15 Side Road and 5 Side Road, review of 80 km/h.

The Town's Speed Limit Policy was used to evaluate the road segments. Over the past 10 years, staff observed an increase in the number of cycling events and overall active transportation activities on rural roads.

To improve road safety for all road users, including pedestrians, cyclists, farm vehicles, and other motorized vehicles; the Town has been reducing the existing 80 km/h posted speed limits to 70 km/h over the past five years.

Based on the speed limit assessment, the following speed limit changes will be included in the Uniform Traffic Control By-law No. 84-1 Schedule Updates Report No. TPW-2019-0034 at the Planning, Public Works and Transportation Committee on November 19, 2019:

- Confederation Street between Glen Crescent Drive and Ninth Line, reduce the existing 60 km/h speed limit to 50 km/h;
- Ninth Line between Confederation Street and Fallbrook Trail, reduce the existing 80 km/h speed limit to 70 km/h;
- Fifth Line, extend the existing 50 km/h speed limit to a point 300m north of the Hamlet of Limehouse northern boundary;
- Fifth Line between a point 300m north of the Hamlet of Limehouse northern boundary to 32 Side Road, reduce the existing 80 km/h speed limit to 70 km/h; and
- Sixth Line between 15 Side Road and 5 Side Road, reduce the existing 80 km/h speed limit to 70 km/h.

## **Operational Safety Reviews – Road Segments**

This spring, staff undertook operational safety reviews of the following road segments:

- 22 Side Road from Fifth Line to the east limit of the Hamlet of Limehouse;
- Bower Street between Willow Street North and Mill Street East;
- Danby Road between Silver Pond Drive and Niagara Trail;
- King Street (Georgetown) between Queen Street and Mountainview Road North;
- King Street and Green Street (Norval) between Adamson Street South (Winston Churchill Boulevard) and Guelph Street (Highway 7); and
- Wildwood Road between Confederation Street and Oak Ridge Drive.

**22 Side Road:** To evaluate the operating speed and volume on 22 Side Road in Limehouse, staff deployed automatic traffic recorders (ATRs) east of Elizabeth Street from June 25, 2019 to July 22, 2019.

The information collected by the ATRs identified an operating speed of 66 km/h and an average speed of 55 km/h in the posted 50 km/h zone. Staff are recommending the installation of a Vehicle Activated Traffic Calming Sign (VATCS) on 22 Side Road, facing the westbound direction traffic, west of the “50 Begins” regulatory sign as part of the 2020 Traffic Engineering Work Plan.

**Bower Street:** This road was evaluated through a number of traffic studies to address public concerns with traffic safety. On April 30, 2019, staff undertook a Spot Speed Radar Study (SSRS) between Frederick Street North and Wilbur Street. The combined operating and average speed results indicated the speeds of 51.14 km/h and 43.9 km/h, respectively in the posted 40km/h zone.

Staff deployed ATRs between Mill Street East (Highway 7) and Wilbur Street North from May 2, 2019 to May 9, 2019. The traffic information collected identified an operating speed of 50 km/h and an average speed of 41 km/h in the posted 40 km/h zone. The Annual Average Daily Traffic (AADT) volume was 711 vehicles.

On May 3, 2019, staff undertook a Stop Compliance Study at the intersection of Bower Street and Alice Street. The study identified that four percent (%) of vehicles disobeyed the Stop Sign Control and 29 percent (%) of vehicles rolled-through the Stop Sign Control.

There is no speeding issue identified and as such, no further actions are recommended.

On May 14, 2019, staff completed an Origin/Destination Study. The study results identified that 54 percent (%) of traffic travelling in the westbound direction during P.M. peak hours is cutting-through Bower Street. The high number of cut-through traffic is primarily generated by the vehicle delay at the Main Street/Mill Street (Highway 7) traffic signal. Some motorists try to by-pass the traffic signal by travelling on Bower Street, Willow Street North, and re-enter Highway 7 through St. Alban’s Drive or River Street.

Although the cut-through traffic percentage is high, the volume of traffic remains within the desired limit for a “Local” classification road of 1,500 AADT.

Staff will work with Halton Regional Police Service to undertake the Stop Sign Compliance enforcement.

**Danby Road:** Based on public concerns raised with regard to speeding on Danby Road, staff deployed ATRs between Hidden Lake Trail and the bridge from June 14, 2019 to June 21, 2019. The survey results identified the operating speed of 59 km/h and

an average speed of 49 km/h in the posted 50 km/h zone. No speeding issue was identified.

To improve road safety within the school zone, located east of Orchid Avenue, staff installed two “SLOW” pavement markings and deployed a radar message board. School zones are regularly monitored by staff through traffic studies and onsite observations. No further improvements are recommended.

**King Street (Georgetown):** To evaluate vehicle operating speed on King Street, staff deployed ATRs between Elgin Street and Union Street from April 24, 2019 to May 1, 2019. The survey results identified the operating speed of 56 km/h and an average speed of 42 km/h in the posted 50 km/h zone. There is no speeding issue identified and as such, no further actions are recommended.

**King Street and Green Street (Norval):** Staff presented Report No. TPW-2019-0023, Norval Transportation Update including the King Street/Green Street traffic operational review. This work included the installation of the two new speed humps. The operating speeds on King Street and Green Street were reduced by 10 and 12 percent (%) from 39km/h and 42 km/h to 35 km/h and 37 km/h, respectively. No further action is required with regard to the traffic calming improvements.

Staff will continue to coordinate with the Halton Regional Police Service to improve compliance with the turn prohibitions installed near Green Street and King Street.

**Wildwood Road:** The road segments under review have a posted speed limit of 40 km/h. Staff deployed ATRs between Chelton Street and Park Street West from May 22, 2019 to May 29, 2019. The survey results identified the operating speed at 63 km/h and an average speed of 55 km/h. Also, staff deployed ATRs between Beaver Street and Confederation Street from June 7, 2019 to June 14, 2019. The survey results identified the operating speed of 60 km/h and an average speed of 51 km/h.

Based on the study results, Wildwood Road will be prioritized, as part of the Traffic Calming Implementation Protocol.

### **Operational Safety Reviews – Intersections**

This spring, staff undertook operational safety reviews of the following intersections:

- Arborglen Drive and Arborglen Drive
- Prince Charles Drive and Brucewood Road
- Barber Drive and Eaton Street
- River Drive and Tenth Line
- Sprowl Street and Salmon Way
- Eaton Street and Chaplin Crescent (East)

**Arborglen Drive and Arborglen Drive:** Over the past four (4) years, staff received a number of public concerns about pedestrian safety at the intersection of Arborglen Drive and Arborglen Drive. Adjacent to the intersection is Dr. Charles Best Parkette. The parkette is regularly used for student pick-ups and drop-offs and includes a playground and community mailboxes. Overall, the parkette functions as a focal point of the neighbourhood.

Staff undertook a turning movement count at the intersection on April 9, 2019, to determine if an All-Way Stop Sign Control is justified.

The critical part of the All-Way-Stop Control Warrant is Warrant 2B, Local Classification – Maximum Volume Split, which requires Minor street volume entering the intersection to be equal to or greater than 25 percent (%) of the total traffic volume at the three-way intersection.

At this intersection, the Minor street volume consists of 27 percent (%) of the total traffic volume.

Stop controlled intersections provide increased safety for pedestrians. Based on staff observations, children are intimidated when crossing the road at the intersection to access the parkette.

To improve pedestrian safety, staff will install an All-Way Stop Sign Control at the intersection of Arborglen Drive and Arborglen Drive by the end of 2019. This has been included in the Uniform Traffic Control By-law No. 84-1 Schedule Updates Report No. TPW-2019-0034 at the Planning, Public Works and Transportation Committee on November 19, 2019.

**Prince Charles Drive and Brucewood Road:** On April 2, 2019, staff undertook a turning movement count (TMC) at this intersection. The TMC results were compared to the Town's All-Way Stop Control warrant for a four-legged intersection.

The warrant results indicated that the Brucewood Road approaches generated 25 percent (%) of the total traffic. For a four-legged intersection, the required volume split between Major street vs. Minor street is 65/35 percent (%), respectively. The Motor Vehicle Collision review identified no collisions from 2014 to 2018.

To improve intersection safety, staff installed a new crosswalk and stop lines at the Brucewood Road approaches. Staff are working with the resident living at the northeast corner to improve intersection sightlines.

Due to the aggressive driving observed near the intersection, staff will install two "SLOW" pavement markings on the Prince Charles Drive approaches, as part of the 2020 Traffic Engineering Work Plan.

**Barber Drive and Eaton Street:** Staff undertook a turning movement count to determine if the intersection of Barber Drive and Eaton Street justifies the installation of an All-Way Stop Sign Control on April 24, 2019.

The critical part of the All-Way-Stop Control Warrant is Warrant 2B, Collector Classification – Maximum Volume Split, which requires Minor street volume entering the intersection to be equal to or greater than 30 percent (%) of the total traffic volume at the three-way intersection.

At this intersection, the Minor street volume consists of 33 percent (%) of the total traffic volume. Warrant 2A, “Minimum Hourly Average for All Approaches for Any 8 Hours of the Day,” requires a minimum entering volume of 500 vehicles. The warrant analysis indicated 523 vehicles entering the intersection during the A.M. peak. Warrant 2C, “Minimum Combined Vehicular and Pedestrian Volume on Minor Street,” requires a minimum volume of 200 units. The warranted analysis indicated 230 units during the A.M. peak.

Staff will install an All-Way Stop Sign Control at the intersection of Barber Drive and Eaton Street and update the Uniform Traffic Control By-law as part of the 2020 Traffic Engineering Work Plan.

**Sprowl Street and Salmon Way:** To improve safety at the intersection, staff installed a new crosswalk and stop line on the Salmon Way approach. To address sightline concerns, staff installed “No Stopping” prohibitions at the northeast corner of the intersection. No further action is recommended.

**Eaton Street and Chaplin Crescent (East):** In May and June 2019, staff undertook observations with regard to the pedestrian movement near the Eaton Street and Chaplin Crescent (East) intersection to assess the need for additional crosswalks. Based on staff observations, it is not recommended to install additional crosswalks due to the close proximity of the Eaton Street and Standish Crescent intersection, which is serviced by a school crossing guard.

Due to the ongoing work scheduled for November and December of this year, staff will update the Committee in early 2020 on the status of the entire 2019 Traffic Engineering work plan and proposed 2020 Traffic Engineering Work Plan.

### **Automated Speed Enforcement (ASE)**

The Province of Ontario passed Bill 65, the Safer School Zones Act, 2017, on May 30, 2017. The purpose of the Act is to facilitate the adoption of automated speed enforcement (ASE) technology on roads with speed limits under 80 km/h in schools and community zones.



The legislation required to implement the ASE program has been passed but not yet proclaimed enforced. Since January 2018, City of Toronto has been working jointly with the Province and other partnering municipalities to develop the ASE program.

In December 2019, the City of Toronto expects to deploy photo radar cameras across the city. The installations are set to be completed on local, collector and arterial roads near schools and community safety zones. The locations of the cameras will be determined based on the speed and collision data.

Through discussions with other municipalities, staff continue to monitor the progress of the ASE program. Staff expect to present an update report to the Planning, Public Works and Transportation Committee in early 2020.

**RELATIONSHIP TO STRATEGIC PLAN:**

There is no relationship to the strategic plan.

**FINANCIAL IMPACT:**

The 2019 Traffic Engineering Work Plan is included within the approved budget.

**CONSULTATION:**

The report was discussed internally within the department.

**PUBLIC ENGAGEMENT:**

Public engagement was undertaken for individual projects and included neighbourhood meetings.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Social Well-being pillar of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is good.

**COMMUNICATIONS:**

Staff will discuss the projects with staff and contractors, as required. Notification to the community will be undertaken via Council agenda, Town's website and social networks as applicable.

**CONCLUSION:**

Staff have completed all the operational reviews and speed limit assessments in the 2019 Traffic Engineering Work Plan. Staff will include the projects requiring further actions to the 2020 Traffic Engineering Work Plan.

Due to the ongoing work scheduled for November and December of this year, staff will update the Council in early 2020 on the status of the entire 2019 Traffic Engineering Work Plan and present the 2020 Traffic Engineering Work Plan to Council for review and approval.

Reviewed and Approved by,

A handwritten signature in cursive script, appearing to read "Maureen Van Ravens".

**Maureen Van Ravens, Manager of Transportation**

A handwritten signature in cursive script, appearing to read "C. Mills".

**Chris Mills, Commissioner of Transportation and Public Works**

A handwritten signature in cursive script, appearing to read "Brent Marshall".

**Brent Marshall, Chief Administrative Officer**

