



TOWN OF  
**HALTON HILLS**  
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## MEMORANDUM

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**TO:** Mayor Bonnette and Members of Council

**FROM:** Jeff Markowiak, Director of Development Review  
Tony Boutassis, Manager of Investment Attraction

**DATE:** February 14, 2022

**MEMO NO.:** PD-2022-0002

**SUBJECT:** Development Review and Business Concierge Update

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### PURPOSE OF THE MEMORANDUM:

To provide Council with a synopsis of development applications and proposals that were under review or being considered by the Development Review and Business Concierge sections in 2021 as well as those anticipated for 2022.

### BACKGROUND:

This memo is to accompany the presentation being jointly provided by Planning & Development and Economic Development, Innovation & Culture staff at the February 28, 2022, Council meeting.

#### 2021 Development Review Applications Summary:

The volume of development applications submitted to the Planning & Development department in 2021 was the highest on record, to date. Below is a table that illustrates the number of development applications (ie. Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan Control, etc.) that were filed by applicants in 2021 compared to the last four previous years:

	2021	2020	2019	2018	2017
Applications Filed	51	34	30	41	32

This table does not include pre-consultation or Committee of Adjustment (ie. Consent, Minor Variance) applications, which also experienced the highest and second highest volume of submissions in 2021, respectively.

In addition to the number of new applications filed, the 2021 calendar year was also the busiest on record in terms of overall active applications being carried by the Planning & Development department. This is due to the number of significant, complex or contentious applications filed in the previous years that were still under review by staff in 2021. The table below illustrates the number of active applications in 2021 compared to the last four previous years:

	2021	2020	2019	2018	2017
Active Applications	91	59	57	61	59

These development applications represent new residential, commercial, industrial or institutional projects in the municipality. The following table identifies where the 2021 active applications were located in Town:

Georgetown/Glen Williams	53
Acton	13
Rural	13
Premier Gateway	12
<b>Total</b>	<b>91</b>

Should these applications be approved, many will provide for the creation of new housing or employment opportunities in the Town as well as additional assessment growth. However, the volume of new and active applications also has significant staffing resource implications for Planning & Development as well as other departments such as Transportation & Public Works and Recreation & Parks who play an active role in the review of development applications. Departments need to maintain sufficient staffing levels to be able to project manage the review of these applications and also continue to review and provide advice on Committee of Adjustment and pre-consultation applications and also respond to resident inquiries and other day-to-day responsibilities.

#### Business Concierge and the Premier Gateway Employment Area:

The Town's Business Concierge Program was launched in March 2021 and is administered by the Town's Investment Attraction section. It has two main goals:

- Provide business owners, major investors and/or developers with a formal service that offers simplified; and time-sensitive development process facilitation; and,
- Provide rapid and coordinated issue resolution through the convenience of a single point of contact.

The Program has seen a strong uptake since its inception, which has been heightened by the heavy interest and demand for shovel-ready employment lands in the Town's Premier Gateway Employment Area. This includes interest from manufacturing, warehousing and logistics, major office, hospitality, commercial/retail and even accommodation and outdoor recreation uses.

The Program is currently assisting 26 current, upcoming and potential investment leads in the Business Concierge investment pipeline. Projects are tracked and grouped based on their stage in the development cycle:

- *Current Projects* include those that have development applications submitted and are public. There are currently 9 projects being tracked and serviced under this category. Some of these projects include the ProLogis development, QuadReal Business Park, Fresh Tate Foods and Panattoni.
- *Upcoming Projects* include projects that have attended Pre-Consultation or that have a very high probability of occurring (ie. ownership of property). There are currently 11 projects being tracked and serviced under this category. Some of these projects include the Gilbach Major Entertainment Complex, Conestoga Cold Storage, Enbridge Office and Bentall GreenOak.
- *Potential Investment Leads* include projects that have the potential of materializing but are at a very preliminary stage (ie. looking for property, preliminary discussions/introductions etc.). There are currently 6 projects being tracked and serviced under this category.

The below graphic depicts an approximation of the potential investment amounts, potential new jobs to be created, and new built space currently in the pipeline for development interest in the Town. In total, projects being tracked represent well over \$1 Billion in investment dollars, the creation of 1000s of jobs and well over 9 million sq. ft. of built/leasable space.



Town staff have also seen a strong uptick in the number of inquiries being received from businesses, developers and commercial realtors for shovel-ready employment land, future development land, and current and future leasable space as well as those interested in locating and investing in Halton Hills. Servicing these inquiries requires the

use of significant staff resources from multiple departments as many of these major proposals are complex in nature and require a multi-disciplinary approach to development.

### **COMMENTS:**

The heavy volume of development applications under review by Town staff is expected to carry into and through 2022. The number of Pre-consultation applications received in 2021 will also likely result in several new development applications being filed in 2022. The following milestones are also expected to occur in the near future in the Premier Gateway, which are expected to increase demand for development and projects that would qualify for the Business Concierge program:

- Completion and approval of the Phase 2B Secondary Plan;
- Municipal services (water and wastewater) are extended to the eastern portion of the Premier Gateway;
- Lands currently frozen through the Provincial GTA West Corridor project are released for development; and,
- Further implementation of the Town's Foreign Direct Investment (FDI) Strategy, which targets businesses in the advanced manufacturing, agri-business, food processing and manufacturing, and clean technology sectors.

Therefore, the staffing resource challenges highlighted for 2021 are expected to remain prevalent through 2022 and for the foreseeable future.

### **CONCLUSION:**

This memo is intended to be received for information purposes.

Reviewed and approved by,

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer