



MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: Bronwyn Parker, Director of Planning Policy

DATE: June 9, 2022

MEMO NO.: PD-2022-0006

SUBJECT: Addendum Memo Re: Regional Official Plan Amendment No. 49

PURPOSE OF THE MEMORANDUM:

This Addendum Memorandum provides an update to Council from what is discussed in Memorandum No. PD-2022-0005 regarding Halton Region Official Plan Amendment No. 49 (ROPA 49).

COMMENTS:

Since the date of Memorandum No. PD-2022-0005, Halton Region has published the June 15, 2022 Regional Council Agenda, which includes staff report [LPS50-22 – ROPA 49 Recommendation Report – IGMS](#), regarding staff's recommended adoption of ROPA 49. That report includes the final draft version of the Regional Official Plan Amendment, as well as supporting documents.

[Attachment #4](#) to report LPS-50-22 is the Regional response document, which provides answers prepared by Regional staff and their consultants to submissions received throughout the public comment period for ROPA 49.

Town staff comment letter dated May 12, 2022, is included within that response document. Answers to staff's comments/questions regarding the GTA West Corridor Protection Area; recognizing existing major retail uses within the Premier Gateway Employment Area; and having the opportunity through a subsequent ROPA to seek Protected MTSA Status for the Georgetown and Acton GO Stations has been provided. Staff are satisfied with the responses provided by the Region as it relates to those matters and look forward to continued dialogue with the Region to see those elements move forward.

Responses to Town staff comments/questions as it relates to the Town's intensification targets, elongated planning horizon and reduction in total number of units within the Designated Greenfield Area have also been provided.

With respect to the extended planning horizon and the Town's concerns that the designated greenfield and employment land supply may not last until 2041, the Region has advised that they will monitor and report on growth-related indicators including employment land supply and absorption rates. The Region advises that this will allow [them] to plan appropriately for growth during this period and ensure sufficient time is provided to advance necessary planning work for the areas where the growth will be distributed.

The Town's concern regarding the reduced intensification target to 2041 is directly linked to the comment above regarding the extended planning horizon. Staff asked why the current (ROPA 38) intensification target of 5,100 units to 2031 has been reduced to 3,600 units to 2041 through ROPA 49. The Region's response included in Attachment #4 is that *"...the ROPA 38 intensification target to 2031 was 5,100 units over 17 years (300 units per year). The 2021 Census indicated only about 20 households added annually within the Delineated BuiltUp Area from 2016 to 2021. The minimum intensification target from ROPA 38 needs a longer time period to be achieved"*. This response suggests that based on the results of the 2021 Census, low absorption rates were observed within Halton Hills between 2016-2021. As a result of these low absorption rates, the targets originally approved through ROPA 38 have been re-considered and reduced now to 2041.

Staff also raised the concern that intensification policy minimums will be considered infrastructure maximums as part of the next update to the Best Planning Estimates. Staff noted that it would be appropriate for the Region to consider additional intensification opportunities to provide the Town with increased flexibility. The Region has committed through the response document that *"the intensification targets in Table 2 are set out as minimums. The Region's infrastructure master plans, which will be updated to support the Region's growth strategy may consider opportunities...for increased levels of intensification and to plan for growth that will occur within the Regional Urban Structure beyond the horizon of the plan..."*.

Based on the foregoing, staff will ensure that as the Best Planning Estimates and Regional infrastructure master plans are updated, Council is informed of any potential opportunities for increased intensification targets that may be presented to the Town to the 2041 planning horizon. This would be in line with the intensification opportunities identified through the Town's Intensification Opportunities Study and would provide increased flexibility for intensification to be realized within the Town's MTSA's, Downtown Acton, Downtown Georgetown and other key intensification corridors within the Town. It is critical to the Town that the updated Regional Master Plans advance the required servicing strategies to allow for both Georgetown intensification and employment within the Premier Gateway.

CONCLUSION:

Staff felt it was prudent to present Council with the updated information contained within this Memorandum to ensure Council is fully informed as the Region seeks adoption of ROPA 49 at the next Regional Council Meeting on June 15, 2022.

Reviewed and approved by,

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer