



## REPORT

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

**REPORT FROM:** Jeff Markowiak, Director of Development Review

**DATE:** February 3, 2020

**REPORT NO.:** PD-2020-0011

**RE:** Region of Halton 2020 Allocation Program – Distribution of Servicing Allocation to Vision Georgetown Landowners

### RECOMMENDATION:

THAT Report No. PD-2020-0011, dated February 3, 2020, with respect to the “Region of Halton Allocation Program – Distribution of Servicing Allocation to Vision Georgetown Landowners”, be received;

AND FURTHER THAT Council endorse the allocation of 3,000 SDE to the Town of Halton Hills through the 2020 Region of Halton Allocation Program;

AND FURTHER THAT Council endorse the Southwest Georgetown Landowners Group and Hodero’s proposed distribution of the 3,000 SDE, as set out in SCHEDULE 2 – SOUTHWEST GEORGETOWN LANDOWNERS GROUP PROPOSED DISTRIBUTION LETTER;

AND FURTHER THAT the 3,000 SDE be utilized to advance development applications in conformity with the Vision Georgetown Secondary Plan policy framework, including but not limited to:

- direction regarding development phasing; see SCHEDULE 4 – VISION GEORGETOWN PHASING POLICIES & PLAN;
- the development of complete neighbourhoods, including schools and parks, as shown on Secondary Plan Schedule H6-1; see SCHEDULE 5;
- commencement of development within a portion of the Community Core;
- the provision of an appropriate mix and range of housing, including more affordable housing products such as stacked townhouses or back-to-back townhouses;
- the provision of key components of the collector road network including active transportation and any off-road linkages required for continuity;
- the preparation of Block Plans;
- the Town’s Green Development Standards, as amended from time to time.

AND FURTHER THAT the Commissioner of Planning & Development be authorized to endorse any minor changes to the distribution of servicing allocation that may be required as the Region of Halton advances the 2020 Allocation Program.

### **PURPOSE OF THE REPORT:**

The purpose of this report is threefold:

- to advise Council of the Region of Halton's decision to advance the 2020 Allocation Program;
- for Council to endorse the allocation of 3,000 SDE to the Town of Halton Hills for the Vision Georgetown lands through the 2020 Allocation Program; and
- for Council to endorse the Southwest Georgetown Landowners Group and Hodero's proposed distribution of the 3,000 SDE.

### **BACKGROUND:**

#### **Region of Halton 2020 Allocation Program:**

On November 20, 2019, Halton Region Council approved proceeding with an Allocation Program for 2020 of up to 19,329 Single Detached Equivalents (SDE) to be allocated to the four local municipalities to accommodate new planned greenfield growth for the period between 2017 and 2022, inclusive. The 2020 Allocation Program proposes 3,000 SDE to be allocated to the Town of Halton Hills for development within the Vision Georgetown Secondary Plan area.

Allocation Programs are a financing and growth management tool used by Halton Region to ensure that the development industry is contributing its share of the cost of infrastructure and services required to support growth. The Region requires that new growth within Designated Greenfield Areas only advance once a financing plan for infrastructure has been approved by Regional Council. The financing plan obliges developers to pay their share of infrastructure costs up-front before the Region undertakes construction of the necessary road and water/wastewater projects required to make greenfield lands held by participating landowners available for development.

Similar Allocation Program tools have been used by the Region of Halton since the mid-1980s to finance growth-related infrastructure associated with greenfield residential development. The Town of Halton Hills has not been involved in the previous Allocation Programs for greenfield development as they have traditionally been used to fund the infrastructure costs associated with residential development relying on lake based servicing; all previous residential growth within the Town has been facilitated through the current ground water based system<sup>1</sup>. However, the 2020 Allocation Program proposes to construct the necessary infrastructure to connect the Vision Georgetown lands to lake based services. Therefore, as per the 2020 Allocation Program, the Region requires the participating landowners within the Vision Georgetown area to enter

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<sup>1</sup> The Town's existing ground water allocation programs will remain in place for infill development in Georgetown and Acton.

into a financing plan to pay their portion of the infrastructure costs before the Region begins construction on the road improvements and water/wastewater service connections to make the lands available for development.

The design of the 2020 Allocation Program, and the proposal to allocate 3,000 SDE to the Town for the Vision Georgetown lands, was largely based on the following:

- the provision of sufficient funding to support the necessary infrastructure projects required to facilitate greenfield growth across the Region, including the extension of lake-based services to Georgetown;
- the Region's best planning estimates for growth (BPEs) between the years of 2017 to 2022;
- unlocking property to allow for the construction of new schools in key locations across the Region;
- the provision of sufficient SDE to the Vision Georgetown lands to support the development of key community infrastructure and achieve a complete community. This will include opportunities for development to commence in the Community Core;
- results of the Expressions of Interest (EOIs) submitted by the development community, at the request of the Region, identifying a desire to participate in the program. The six (6) primary landowners within Vision Georgetown each submitted EOIs; and,
- ultimately freeing up capacity from the Georgetown ground water based system for intensification inside the built boundary based on a detailed implementation plan that is being prepared by the Region. As Council may recall, the residual SDE capacity of the ground water based system is not sufficient to support the anticipated demand for infill projects.

With respect to the last bullet point, staff will bring forward a report with further details at the appropriate time.

The SDE being allocated through the 2020 Allocation Program is only intended to service residential development on the lands held by the participating landowners. Commercial, institutional and other non-residential development, including the commercial component of any mixed use development, is not drawn from the 3,000 SDE. That development can proceed without the requirement for allocation through an approved program once the necessary servicing infrastructure is in place.

#### **Distribution of Allocation:**

As mentioned above, Region of Halton Council approved proceeding with the 2020 Allocation Program; see SCHEDULE 1 – HALTON REGION 2020 ALLOCATION PROGRAM REPORT. In order to launch the Allocation Program the Region needs confirmation from the local municipalities as to how their respective allocation will be distributed amongst the landowners who submitted EOIs to participate in the program.

To assist in determining how the 3,000 SDE allocated to Halton Hills for the Vision Georgetown lands will be distributed amongst the six landowners that submitted EOIs, the Region and Town jointly sent letters to each landowner requesting that they attempt to coordinate amongst themselves a proposed distribution.

In response, Arutip Engineering Limited (Glenn Pitura) submitted a letter on behalf of the Southwest Georgetown Landowners Group (comprised of 5 of the landowners – Country Homes, Lormel Homes, Neamsby, Shelson/Coryville and Mattamy Homes), in consultation with Hodero/823 Trafalgar (the sixth landowner), that proposed a distribution of the 3,000 SDE as follows:

<b>Landowner/Developer</b>	<b>SDE Distribution</b>
Country Homes	320
Lormel Homes	489
Neamsby	268
Shelson/Coryville	647
Mattamy Homes	971
Hodero/823 Trafalgar	305
<b>Total</b>	<b>3,000</b>

The Southwest Georgetown Landowners Group and Hodero’s proposed distribution of SDE is based on the share of the net developable area that each landowner’s holdings represent within the Vision Georgetown Secondary Plan area; see SCHEDULE 2 – SOUTHWEST GEORGETOWN LANDOWNERS GROUP PROPOSED DISTRIBUTION LETTER. A map of the Vision Georgetown expansion lands that illustrates each landowner’s holdings is attached as SCHEDULE 3.

The Town of Halton Hills is responsible for determining the distribution of the allocated 3,000 SDE; therefore, Town Council must confirm support for the Southwest Georgetown Landowners Group and Hodero’s proposed distribution or identify an alternative distribution plan. Any alternative distribution must be coordinated with the landowners and Region of Halton.

**COMMENTS:**

The advancement of the 2020 Region of Halton Allocation Program should be endorsed by the Town. The Allocation Program will support the Town’s growth objectives by:

- providing the opportunity for development to proceed in Vision Georgetown; and
- ultimately allow for existing properties in Georgetown South to convert from the current ground water based system to the lake based servicing system, which will make additional SDE available from the ground based system to support intensification opportunities elsewhere in Georgetown.

Further, Town staff recommends support for the Southwest Georgetown Landowners Group and Hodero's proposed distribution of the 3,000 SDE to be allocated to the Town through the 2020 Allocation Program. Staff believes that a distribution that aligns with the share of the net developable area that each landowner's holdings represent is a fair and equitable way of dividing the servicing allocation.

It is staff's expectation that development in the Southwest Georgetown expansion lands will occur in a manner consistent with the Vision Georgetown Secondary Plan policy framework, including but not limited to:

- direction regarding development phasing, as per the Georgetown Phasing Policies and Plan attached as SCHEDULE 4 to this report;
- the development of complete neighbourhoods, including schools and parks, as shown on Secondary Plan Schedule H6-1, which has been attached as SCHEDULE 5;
- commencement of development within a portion of the Community Core including opportunities for mixed use development;
- the provision of an appropriate mix and range of housing, including more affordable housing products such as stacked townhouses or back-to-back townhouses;
- the provision of key components of the collector road network including active transportation and any off-road linkages required for continuity;
- the preparation of Block Plans;
- the Town's Green Development Standards, as amended from time to time.

Council should be aware that the Region recently released their post-circulation comments regarding modifications to the Vision Georgetown Secondary Plan. Staff will bring forward a report to Council shortly regarding the Region's modifications, which will include the development phasing policies and plan that have been appended to this report.

Town staff will work with the landowners and agencies through the advancement of the necessary Draft Plan of Subdivision and Zoning By-law Amendment applications, including any related agreements, to ensure development of the lands occurs in alignment with the phasing policies/plan and other Vision Georgetown Secondary Plan policies, as outlined above.

For Council's benefit, the Vision Georgetown Secondary Plan contemplates an approximate total of 5,515 SDE being required to facilitate the full residential build-out of the expansion lands. Therefore, the 3,000 SDE proposed to be allocated to Vision Georgetown through the 2020 Allocation Program represents approximately 55% of the total residential servicing needs for the new community.

### **Allocation Program Next Steps:**

Once the Region receives confirmation from the Councils for each local municipality that they support the 2020 Allocation Program and the proposed distribution of SDE the Region will work to execute the allocation agreements with each participating land owner. Once the agreements have been executed the Region will formally launch the 2020 Allocation Program and begin work on planning for construction of the infrastructure projects being funded through the Program.

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

This report recommends the endorsement of the Region of Halton 2020 Allocation Program. The Allocation Program will support the following strategic directions set out in the Town of Halton Hills Strategic Plan:

- A. Foster a Healthy Community
- C. Foster a Prosperous Economy
- G. Achieve Sustainable Growth
- H. Provide Sustainable Infrastructure & Services
- I. Provide Responsive, Effective Municipal Government

In addition, the report directly aligns with Priority #3 of Council's 2014-2018 Strategic Action Plan, which is Planning for Growth. The 2020 Allocation Program would allow for the growth planned for through the Vision Georgetown Secondary Plan to proceed.

### **FINANCIAL IMPACT:**

The 2020 Region of Halton Allocation Program is required to facilitate the development of the Vision Georgetown lands and ultimately allow existing properties in Georgetown South to convert from the current ground based system to lake-based servicing, which will make additional SDE available to facilitate infill development elsewhere in Georgetown. Development triggers collection of various monies (e.g. application fees, Development Charges) throughout the approvals process and ultimately results in the expansion of the Town's assessment base. Town staff is currently incorporating the implications of the Allocation Program into the Long Range Financial Plan and will report back to Council in the spring with an update.

Following launch of the Allocation Program, the Vision Georgetown landowners will be required to submit and obtain approval for a number of development applications under the *Planning Act*. The anticipated volume of applications will likely require the retention of additional staffing resources across a number of departments to ensure the review and approval of these applications occurs in an appropriate timeframe. Staff will prepare an estimate of the costs for additional staffing resources and provide Council with an update at the proper time.

**CONSULTATION:**

Planning staff have consulted with the Region of Halton in preparation of this report.

**PUBLIC ENGAGEMENT:**

No public notification or engagement is required for the 2020 Allocation Program.

**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 all four pillar(s) of Sustainability which are Cultural Vibrancy, Economic Prosperity, Environmental Health and Social Well-Being. In summary the alignment of this report with the Community Sustainability Strategy is Excellent.

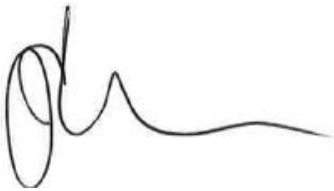
**COMMUNICATIONS:**

A copy of this report and Council's decision will be forwarded to the Region of Halton.

**CONCLUSION:**

This report recommends that Council endorse the 2020 Region of Halton Allocation Program and the 3,000 SDE proposed to be allocated to the Town of Halton Hills for the Vision Georgetown lands. Further, the report recommends Council endorse the distribution of the 3,000 SDE, as proposed by the Southwest Georgetown Landowners Group and Hodero.

Reviewed and Approved by,



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



**Brent Marshall, Chief Administrative Officer**

**SCHEDULE 2 - SOUTHWEST GEORGETOWN LANDOWNERS  
GROUP PROPOSED DISTRIBUTION LETTER**



arutip engineering limited

December 12, 2019

**Mr. John Huber, P. Eng.  
Manager, Planning Programs and Services  
Planning Services  
Legislative and Planning Services  
Halton Region  
1151 Bronte Road  
Oakville, ON  
L6M 3L1**

**SUBJECT: Southwest Georgetown Landowners Group Inc.  
Landowners "Request for Allocation Letter"  
For the 2020 Allocation Program  
Halton Region**

On behalf of the Southwest Georgetown Landowners Group Inc ("SWGLG"), for which Arutip Engineering Limited acts as Group Manager, we provide the following response to the Region's December 2, 2019 correspondence to each of the Landowners regarding the 2020 Allocation Program. For clarity, SWGLG is comprised of the following Landowners within Vision Georgetown:

- Country Homes
- Lormel Homes
- Neamsby
- Shelson/Coryville
- Mattamy Homes

As requested in the Region's correspondence, SWGLG met as a group and included 823 Trafalgar DG Farms Inc. ("823 Trafalgar"), another Landowner in Vision Georgetown that is not part of SWGLG, to coordinate their responses to the Region's Request for Allocation ("RFA") letter. SWGLG and 823 Trafalgar have apportioned the 3,000 SDEs in Halton Region as follows:

Country Homes:	320 SDEs
Lormel Homes:	489 SDEs
Neamsby:	268 SDEs
Shelson/Coryville:	647 SDEs
Mattamy Homes:	971 SDEs
<u>823 Trafalgar:</u>	<u>305 SDEs</u>
TOTAL:	3,000 SDEs





As requested, the Landowners are submitting their individual RFAs for these amounts.

Further, SWGLG is currently reviewing where best to apply the allocation on each of their properties to address:

- Proper, orderly phasing based on the most efficient use of servicing infrastructure like Stormwater Management Facilities and connections to Regional Wastewater and Water projects on Eighth Line and Trafalgar Road respectively.
- Completion of neighbourhoods either within individual land ownerships or across multiple ownerships.
- Initial development of components of the Community Core.
- Range of housing types.
- Logical collector road network to service the initial phase of development.

Once SWGLG has completed this exercise we would be pleased to discuss it further with the Region and the Town. Please note that the RFAs and apportionment above should not be interpreted as support for any individual owner's particular planning application or development plan.

In the interim, if you have any questions please contact the undersigned or any SWGLG landowner to discuss further.

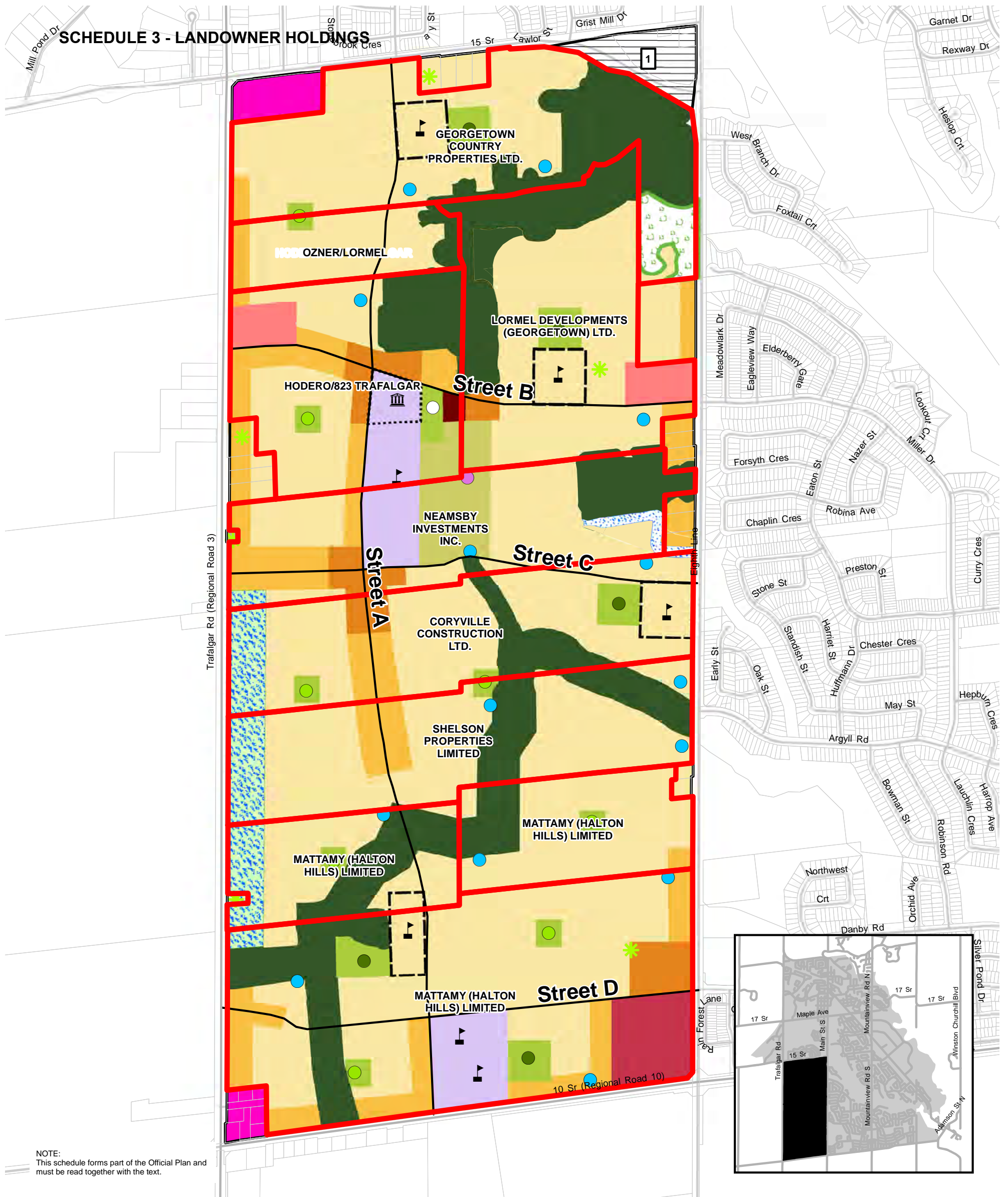
Yours very truly,

***arutip engineering limited***



























Glenn Pitura, P.Eng.  
GGP

cc: SWGLG Landowners

# SCHEDULE 3 - LANDOWNER HOLDINGS



NOTE:  
This schedule forms part of the Official Plan and must be read together with the text.

- |   |   |   |
|---|---|---|
|  Low Density Residential Area              |  Local Commercial / Mixed Use Area                           |  Vision Georgetown Boundary                  |
|  Medium Density Residential Area           |  Major Institutional Area                                    |  Proposed Roads                              |
|  High Density Residential / Mixed Use Area |  Eighth Line Special Study Area                              |  Stormwater Management Facility (conceptual) |
|  Mixed Use Gateway                         |  Natural Heritage System *                                   |  Town Square Park                            |
|  Major Commercial Area                     |  Cemetery  |  Library/Community Centre                    |
|  Core Commercial Area                      |  Major Parks & Open Space Area                               |  Community Park                              |
|   |  Future Natural Channel Corridor Special Study Area          |  Neighbourhood Park                          |
|   |  Black Locust Woodland Special Study Area                    |  Parkette                                    |
|   |  Block B Potential Watercourse Relocation Special Study Area |  School                                      |
|   |  Park (conceptual)   |  Cultural Heritage Resource                  |

\* Final Natural Heritage System Buffers will be determined in accordance with policy H6.13.3

