

AGENDA

COUNCIL WORKSHOP

Monday, June 21, 2021, 2:30 pm

VIA Zoom Meeting

1. OPENING OF THE COUNCIL WORKSHOP

This workshop to be convened in accordance with Section 6 of the Town of Halton Hills Procedure By-law No. 2021-0020, for the purpose of discussing the Provincial Growth Plan which requires Halton Region to plan for 1.1 million people and 500,000 jobs by 2051. The Region has developed 5 different Growth Concepts for population and job growth distribution for the 4 municipalities – including Halton Hills. This workshop will in no way materially advance the business or decision-making of the Council. Members of Council may issue directions to staff, however, no decisions or motions may be made and discussion must confine itself to the subject(s) of the workshop.

2. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

3. PRESENTATIONS

a. SGL Planning & Design Inc. and Watson & Associates Economists Ltd.

Presentation to Council regarding the Region Official Plan Review by Paul Lowes, Principal, SGL Planning & Design Inc.; Jamie Cook, Managing Partner, Watson & Associates Economists Ltd.; Andrew Grunda, Principal, Watson & Associates Economists Ltd. and Sean-Michael Stephen, Manager, Watson & Associates Economists Ltd.

4. RECESS

5. PUBLIC DELEGATIONS

a. Megan Suddergaard, Silver Creek Neighbourhood Association

b. Chantal Garneau, Protect Our Water and Environmental Resources

6. STAFF DIRECTIONS

7. ADJOURNMENT

TOWN OF
HALTON HILLS

Regional IGMS Implications

Prepared By: SGL Planning & Design Inc.
June 2021

Presentation Outline



- IGMS Overview
- What is Sprawl?
- Farmland in Halton Hills
- Intensification Implications
- Densification Implications
- Employment Implications
- Community Facility Implications
- Financial Implications
- Key Takeaways





IGMS Overview

IGMS Overview

Concept 1: 60% Densification / Moderate Greenfield Expansion

- 50% densification to 2031 then 60% densification* to 2051
- Lower share of employment growth in Employment Areas relative to Concept 4

10% DGA Densification
in apartments

Concept 2: 70% Densification / Limited Greenfield Expansion

- One-half the amount of new community DGA of Concept 1
- 70% densification* (2031-51)
- Share of employment growth in Employment Areas midway between Concepts 1 and 3

17% DGA Densification
in apartments

Concept 3: 80% Densification / Employment Area Only Greenfield Expansion

- Build out of existing DGA only
- About 80% densification* (2031-51)
- Least share of employment growth in Employment Areas
- **Concept 3B: No Employment Expansion**

24% DGA Densification
in apartments

Concept 4: 50% Intensification / Greatest Amount of Greenfield Expansion

- 50% intensification in BUA (2021-51)
- Greatest share of employment growth in Employment Areas

2.5% DGA Densification
in apartments

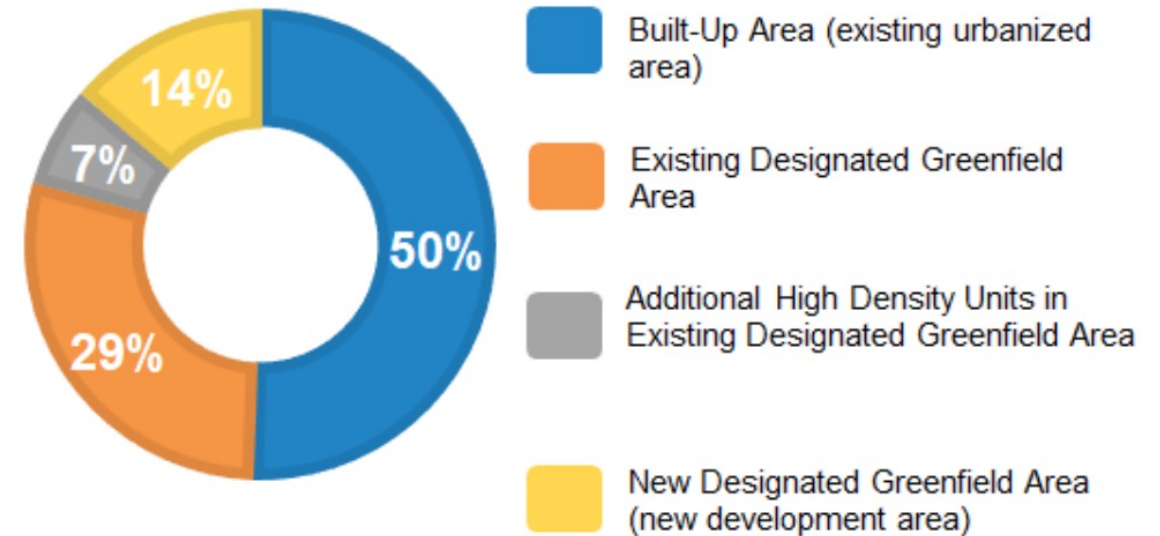
Concept 1

- Min. 50% of all new housing inside built boundary
- 10% densification – 2031-2051
- DGA at 65 persons & jobs per ha
- 95,600 Apartments
- 78,300 Ground-related
- Emissions per new population – 6.23

Employment

- Total Est. Regional DGA – 1170 ha
- Halton Hills Est. DGA – 680 ha

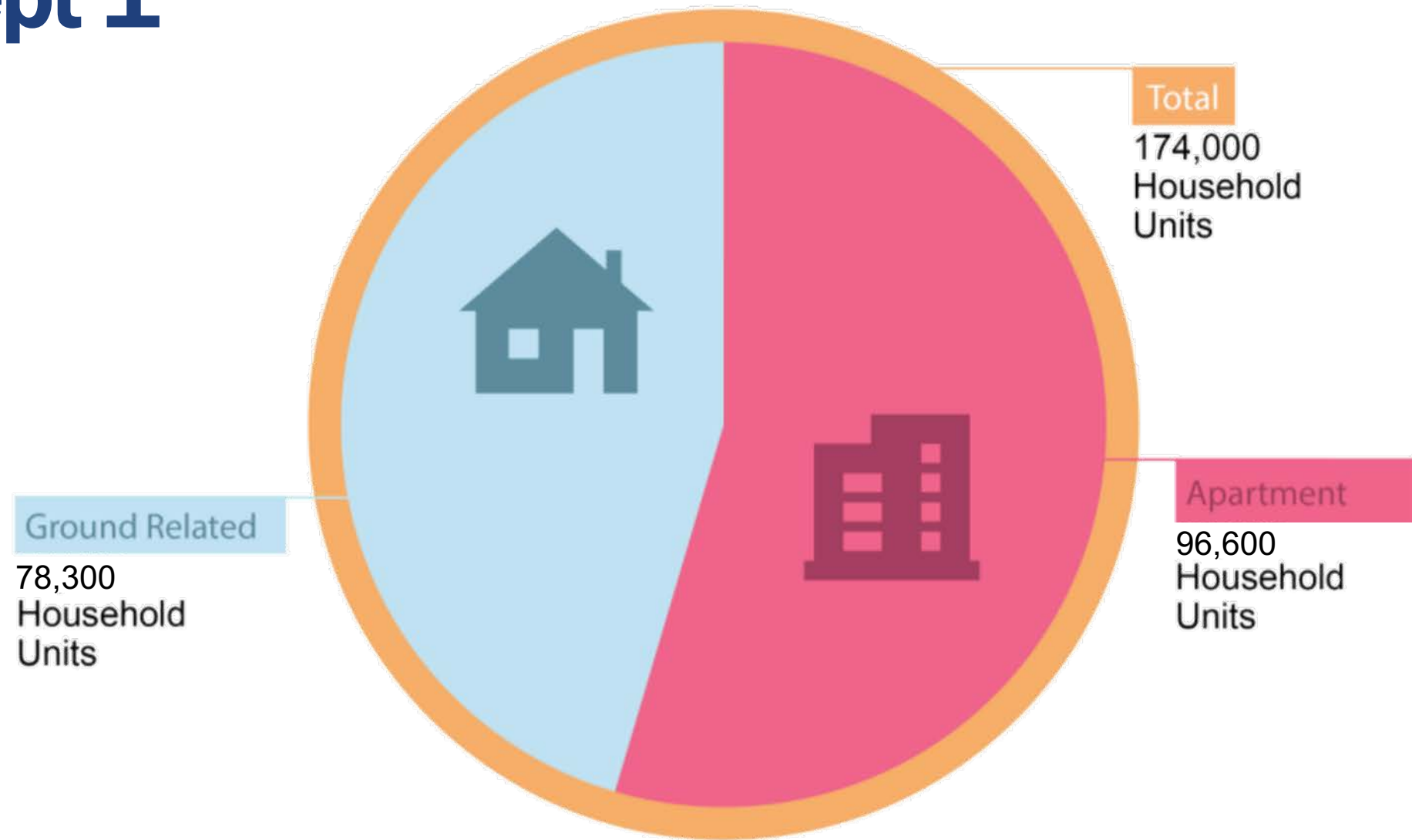
CONCEPT 1: LOCATION OF HALTON'S HOUSING GROWTH
2021-2051



















Community

- Total Est. Regional DGA – 1460 ha
- Halton Hills Est. DGA – 740 ha

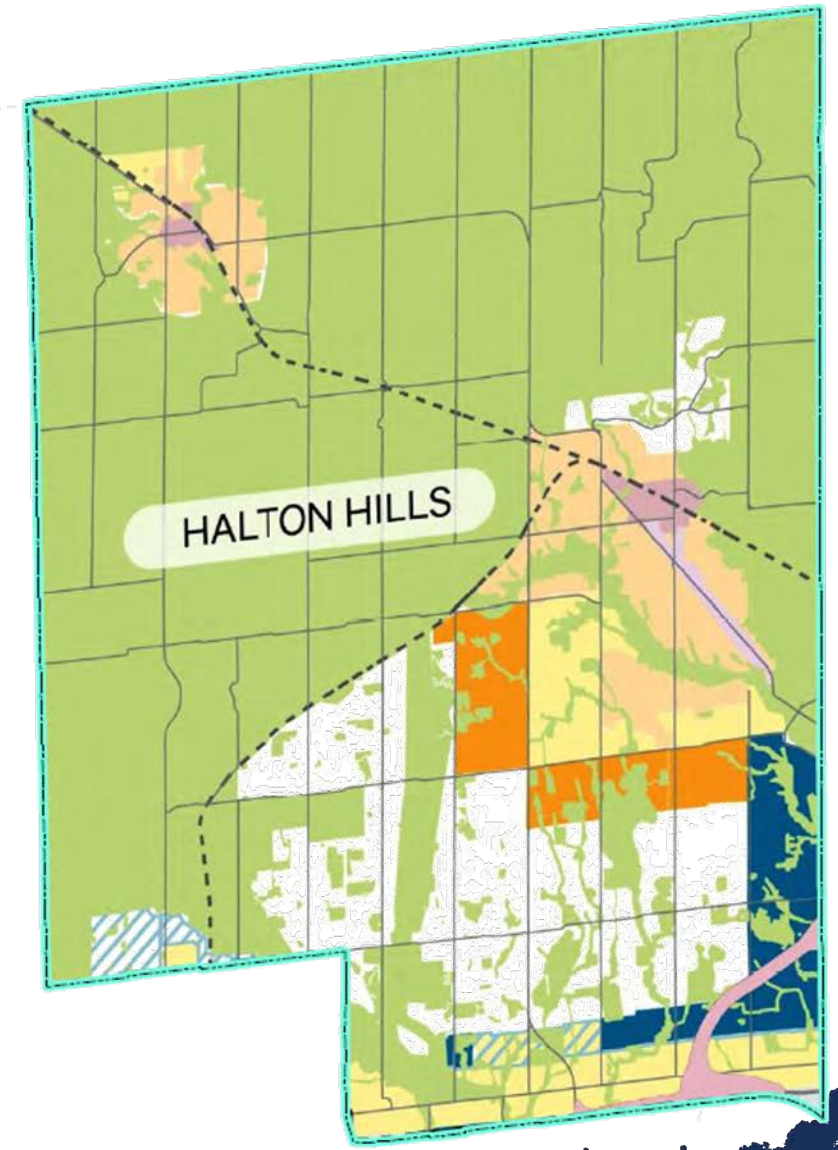
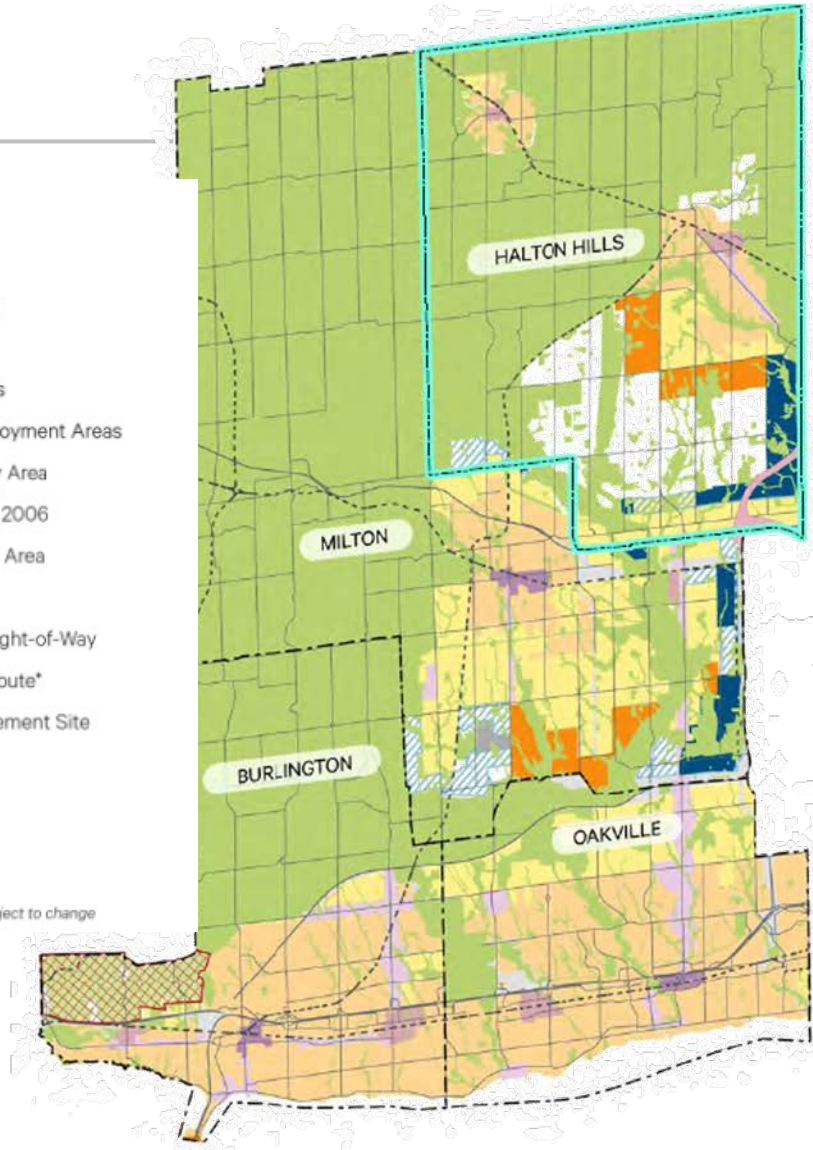
Concept 1



Concept 1

-  Community Area
-  Employment Area
-  Nodes and Corridors
-  MTSA
-  Urban Growth Centers
-  Future Strategic Employment Areas
-  North Aldershot Policy Area
-  Existing Built-Up Area 2006
-  Designated Greenfield Area
-  Greenbelt/NHS
-  Parkway Belt Hydro Right-of-Way
-  GTA West Preferred Route*
-  Halton Waste Management Site
-  City/Town Borders
-  Roads
-  Rail

*Current preferred route, subject to change



- Includes 2 Vision Georgetown

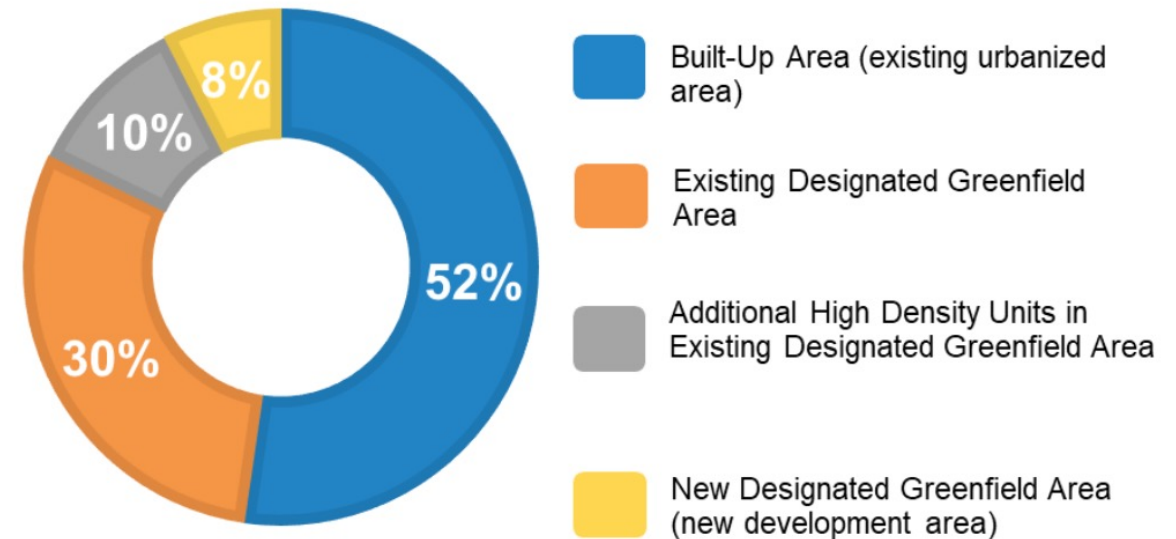
Concept 2

- Min. 50% all new housing inside built boundary
- 20% densification 2031-2051
- DGA at 65 persons & jobs per ha
- 106,700 Apartments
- 68,000 Ground-related
- Emissions per new population – 6.16

Employment

- Total Est. Regional DGA – 1,100 ha
- Halton Hills Est. DGA – 500 ha

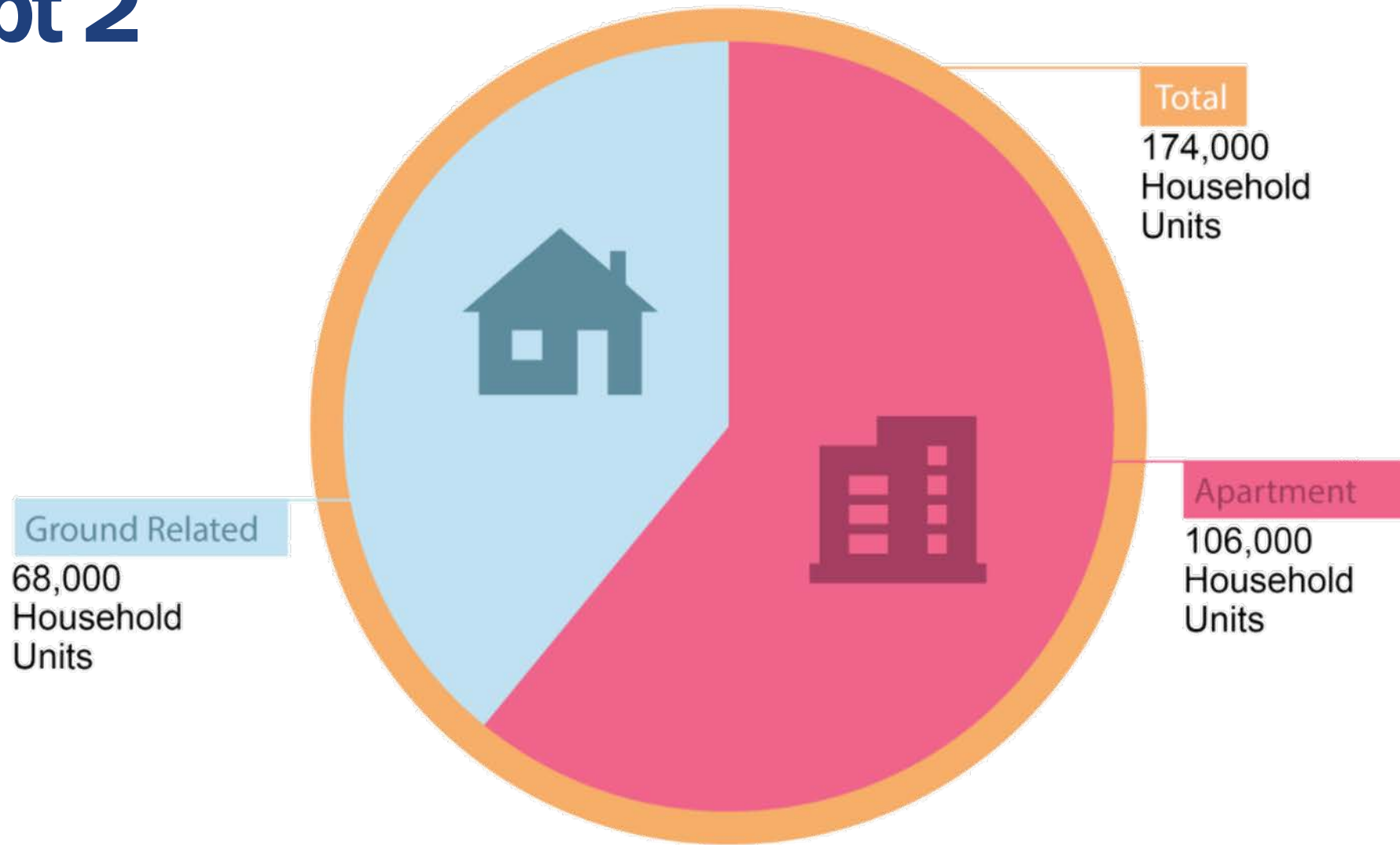
CONCEPT 2: LOCATION OF HALTON'S HOUSING GROWTH
2021-2051



Community

- Total Est. Regional DGA – 730 ha
- Halton Hills Est. DGA – 330 ha

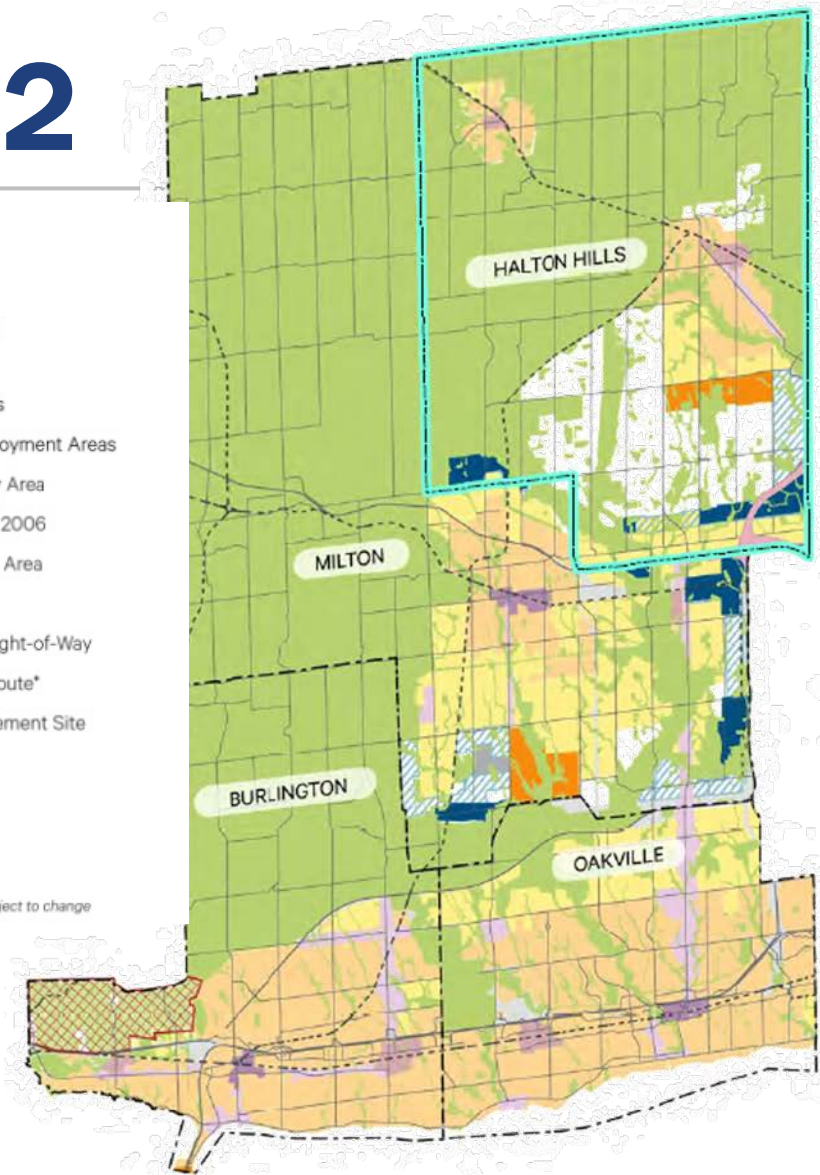
Concept 2



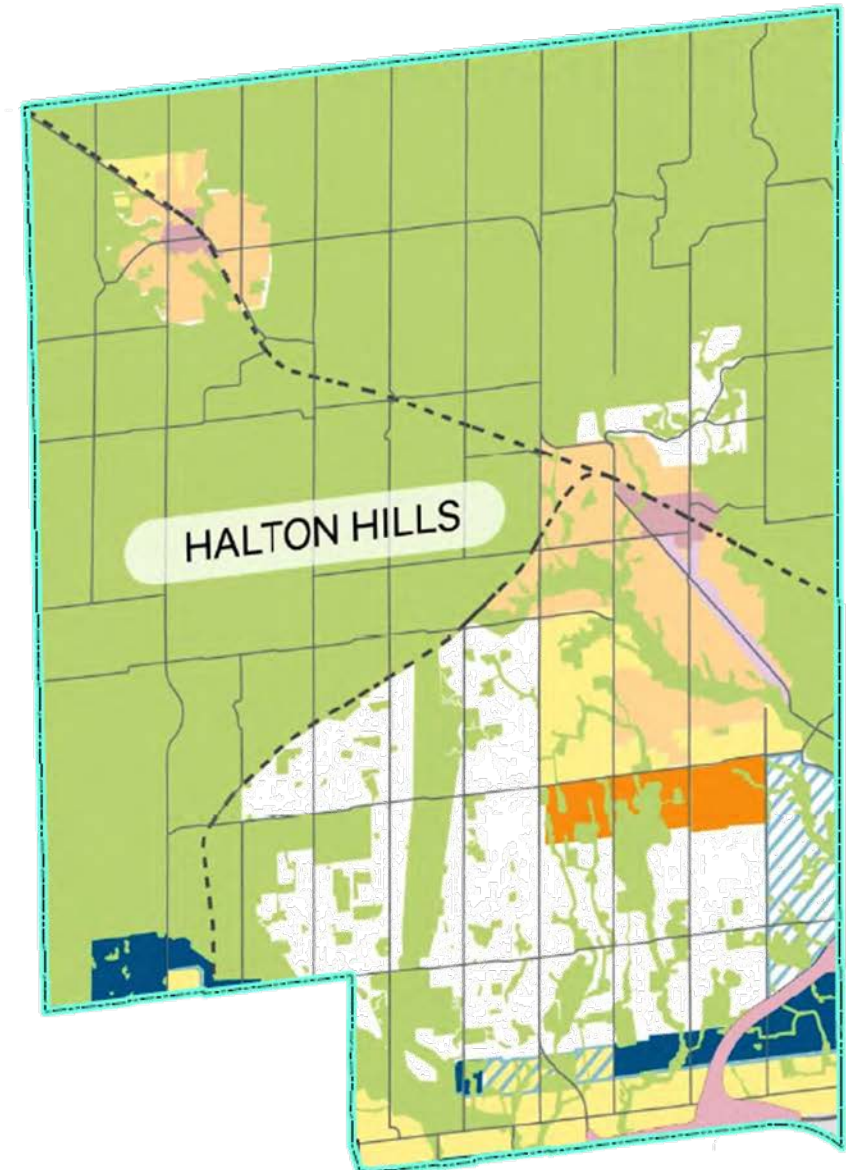
Concept 2

- Community Area
- Employment Area
- Nodes and Corridors
- MTSA
- Urban Growth Centers
- ▨ Future Strategic Employment Areas
- ▨ North Aldershot Policy Area
- Existing Built-Up Area 2006
- Designated Greenfield Area
- Greenbelt/NHS
- Parkway Belt Hydro Right-of-Way
- GTA West Preferred Route*
- Halton Waste Management Site
- City/Town Borders
- Roads
- Rail

*Current preferred route, subject to change



- Includes 1 Vision Georgetown



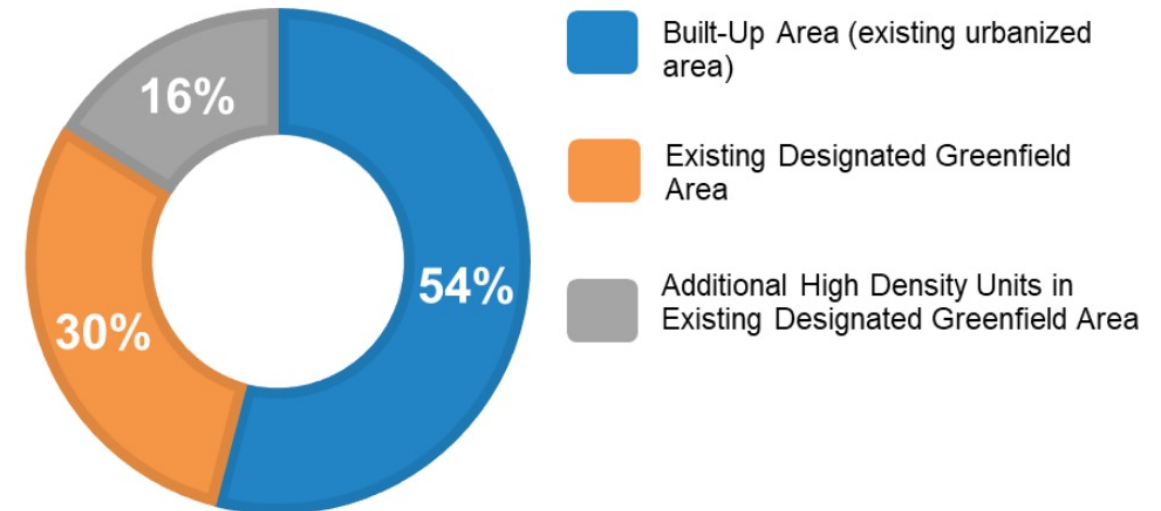
Concept 3

- Min. 50% all new housing inside built boundary
- 30% densification 2031-2051
- 118,200 Apartments
- 56,000 Ground-related
- Emissions per new population – 6.08

Employment

- Total Est. Regional DGA – 980 ha
- Halton Hills Est. DGA – 450 ha

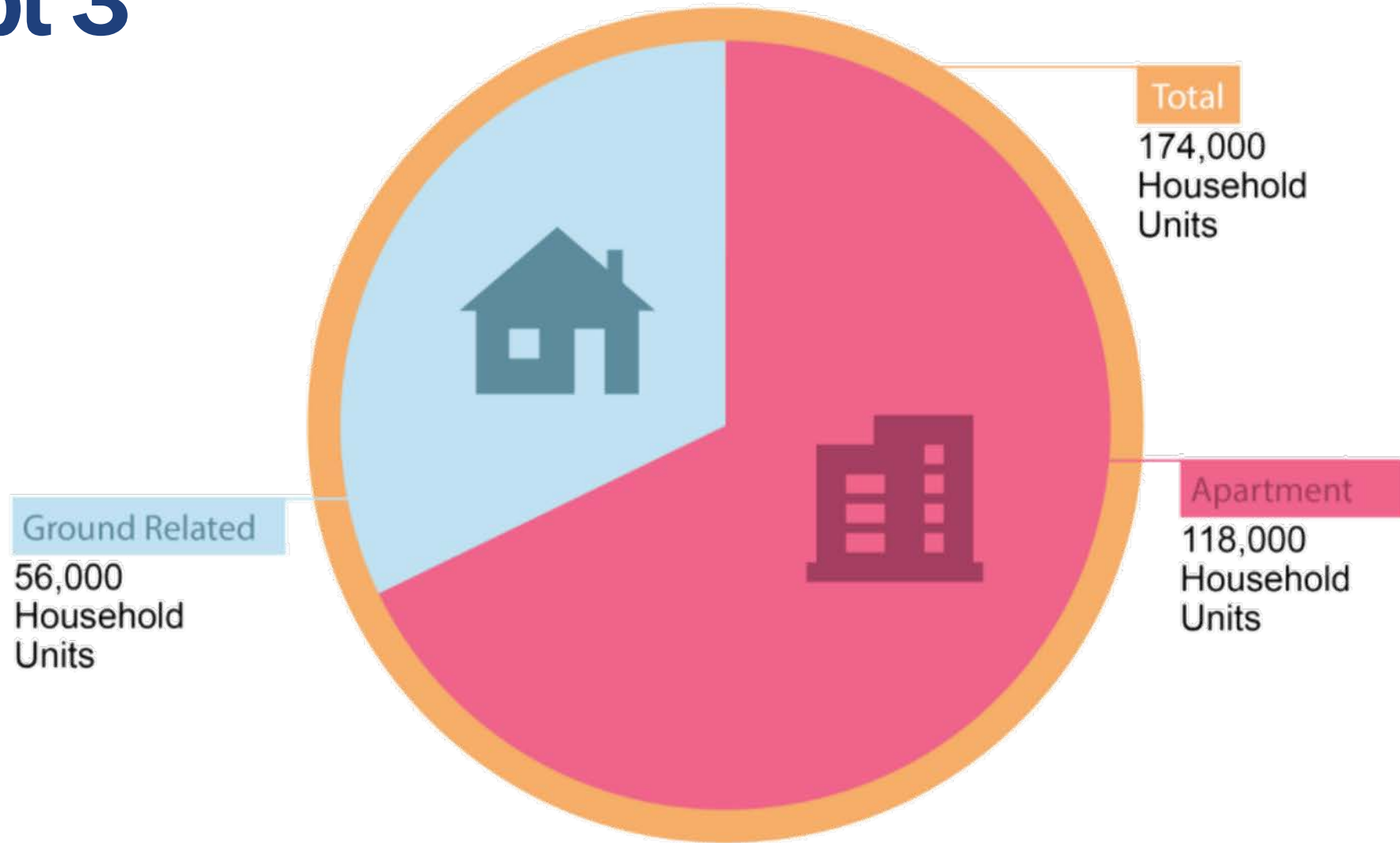
CONCEPT 3: LOCATION OF HALTON'S HOUSING GROWTH
2021-2051



















Community

- Total Est. Regional DGA – 0 ha
- Halton Hills Est. DGA – 0 ha

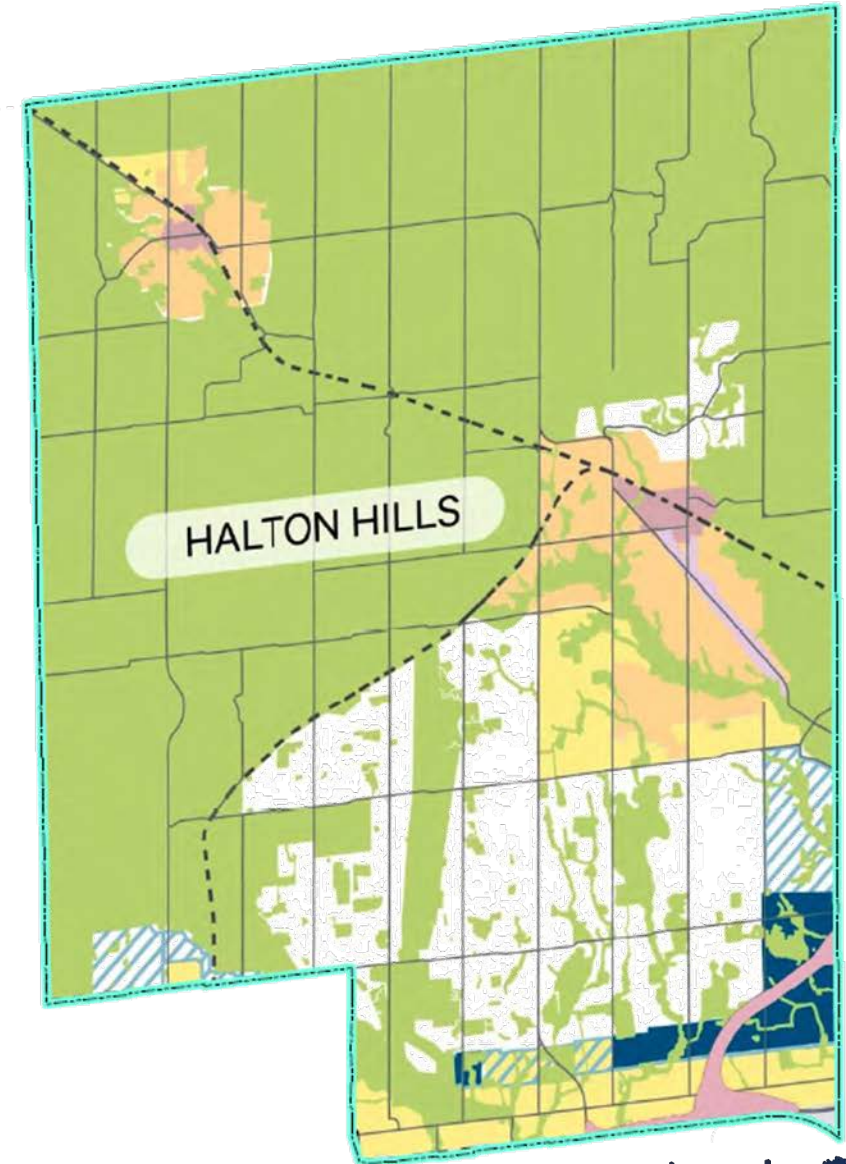
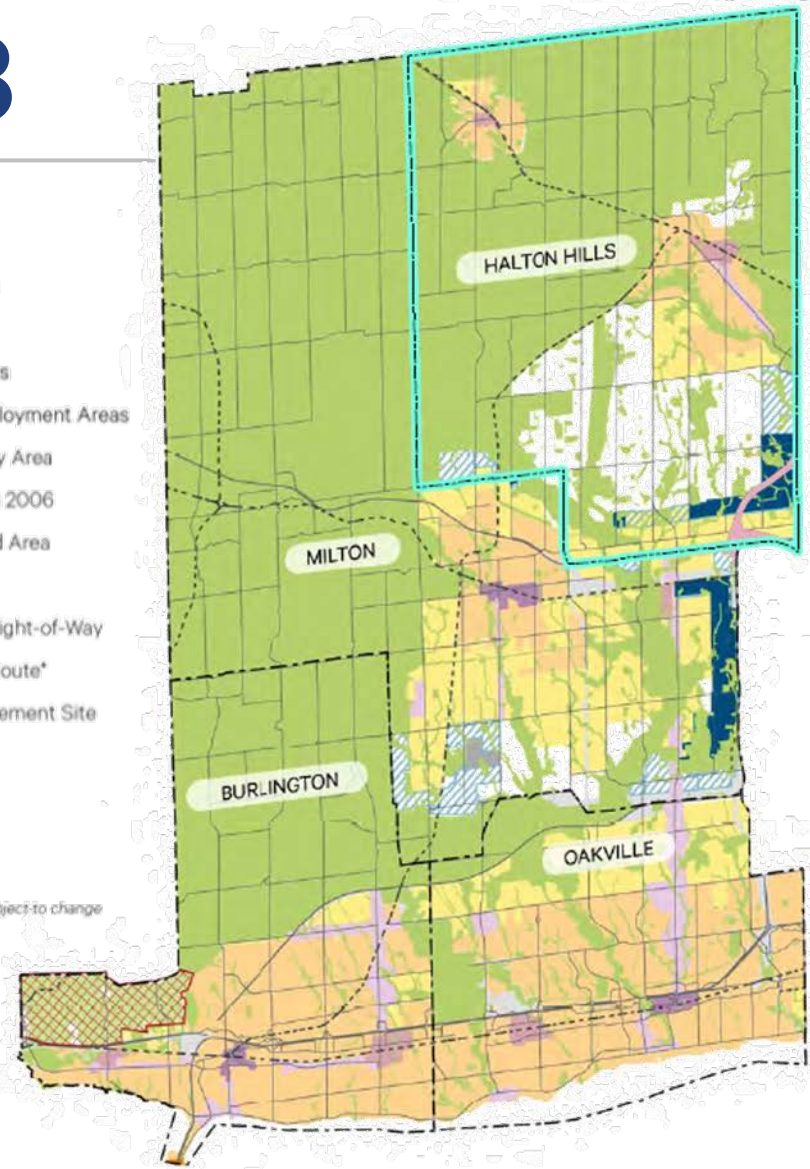
Concept 3



Concept 3

-  Community Area
-  Employment Area
-  Nodes and Corridors
-  MTSA
-  Urban Growth Centers
-  Future Strategic Employment Areas
-  North Aldershot Policy Area
-  Existing Built-Up Area 2006
-  Designated Greenfield Area
-  Greenbelt/NHS
-  Parkway Belt Hydro Right-of-Way
-  GTA West Preferred Route*
-  Halton Waste Management Site
-  City/Town Borders
-  Roads
-  Rail

*Current preferred route, subject to change



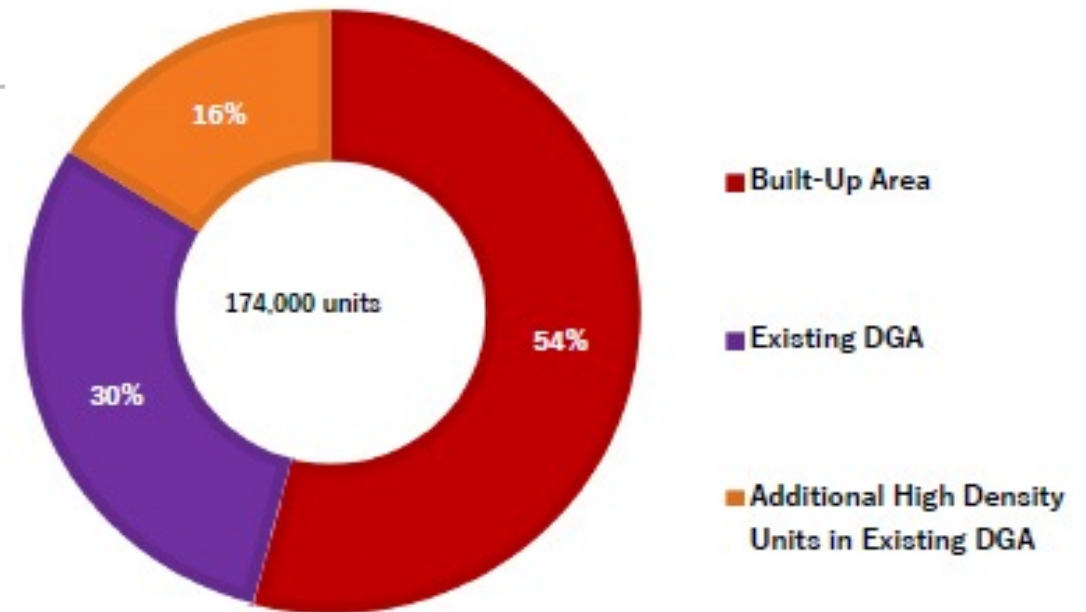
Concept 3 B

- Min. 50% all new housing inside built boundary
- 30% densification 2031-1051
- 111,800 Apartments
- 56,000 Ground-related
- Emissions per new population – 6.08

Employment

- Total Est. Regional DGA – 0 ha
- Halton Hills Est. DGA – 0 ha

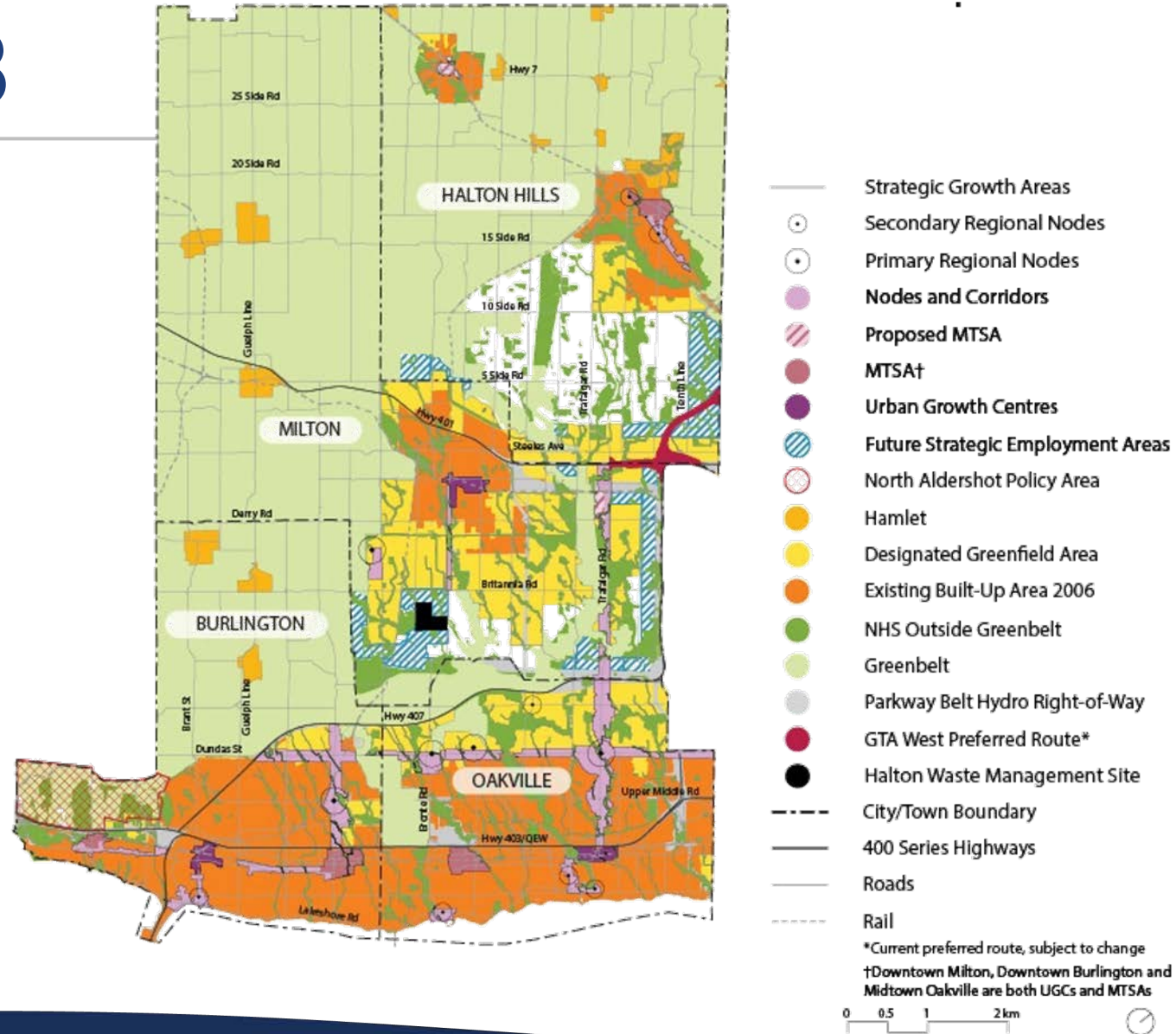
Concept 3: Location of Halton's Housing Growth
2021-2051



Community

- Total Est. Regional DGA – 0 ha
- Halton Hills Est. DGA – 0 ha

Concept 3 B



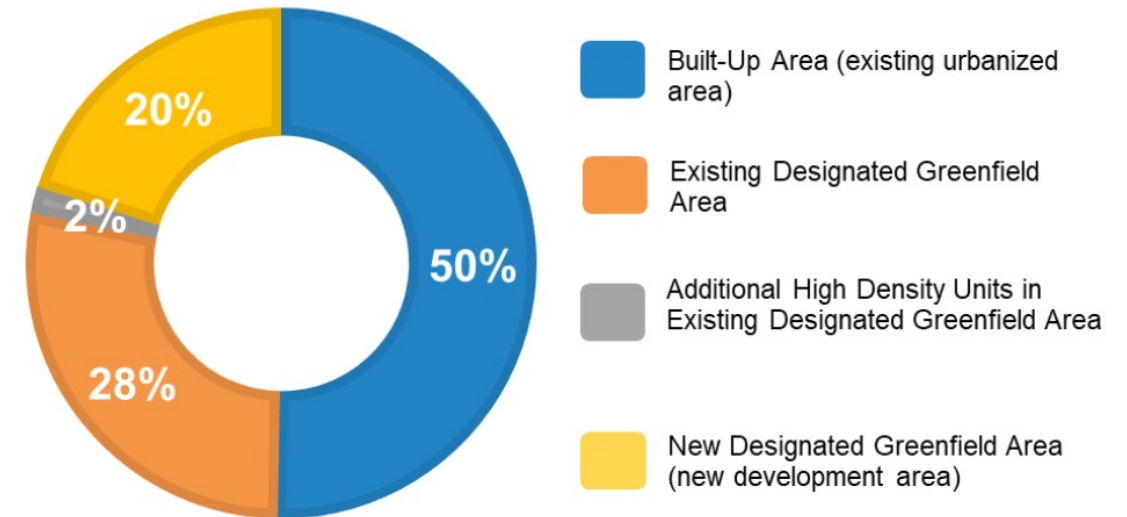
Concept 4

- Min. 50% all new housing inside built boundary
- DGA at 65 persons & jobs per ha
- 84,000 Apartments
- 89,200 Ground-related
- Emissions per new population – 6.29

Employment

- Total Est. Regional DGA – 1220 ha
- Halton Hills Est. DGA – 670 ha

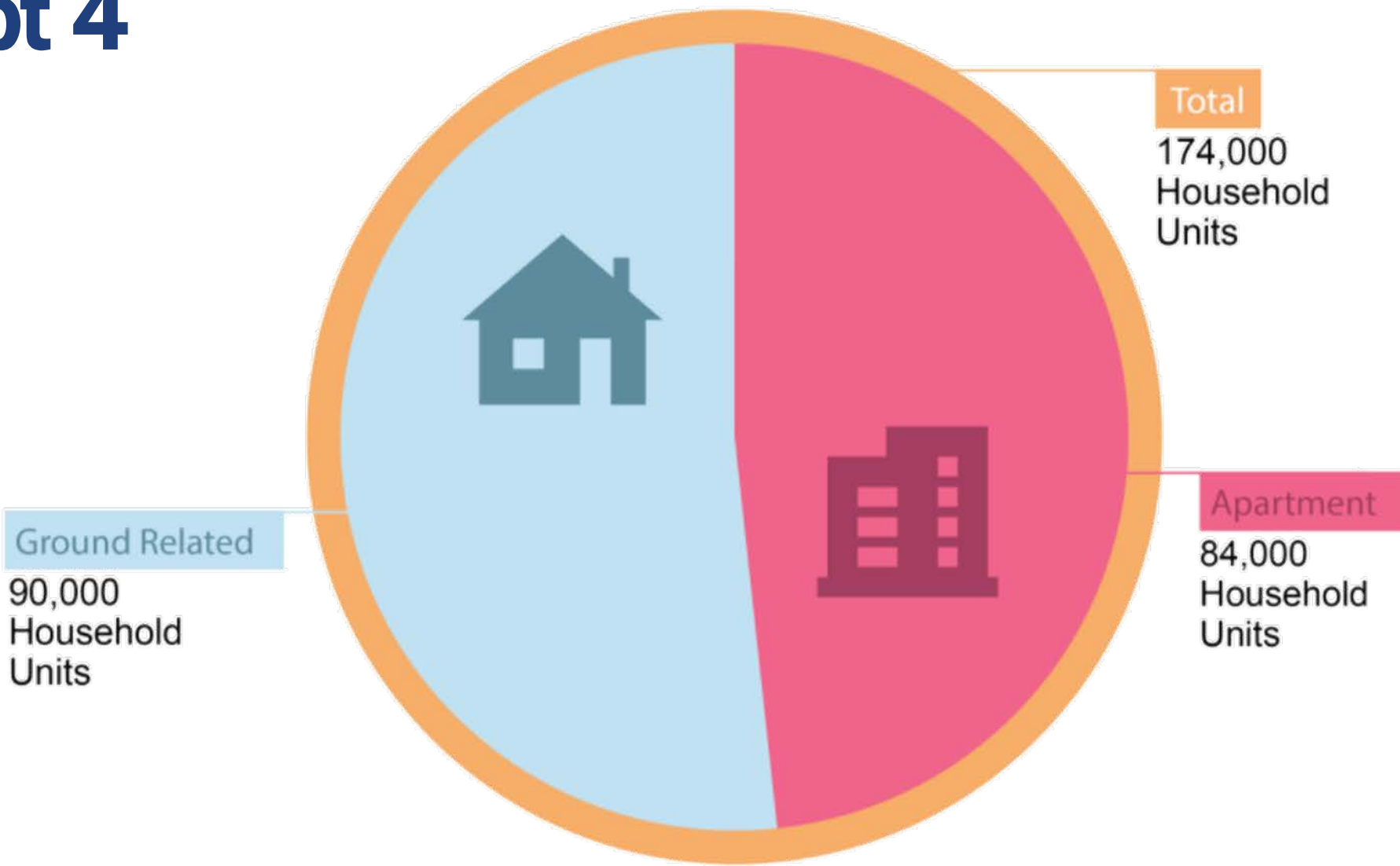
CONCEPT 4: LOCATION OF HALTON'S HOUSING GROWTH
2021-2051



















Community

- Total Est. Regional DGA – 2080 ha
- Halton Hills Est. DGA – 1360 ha

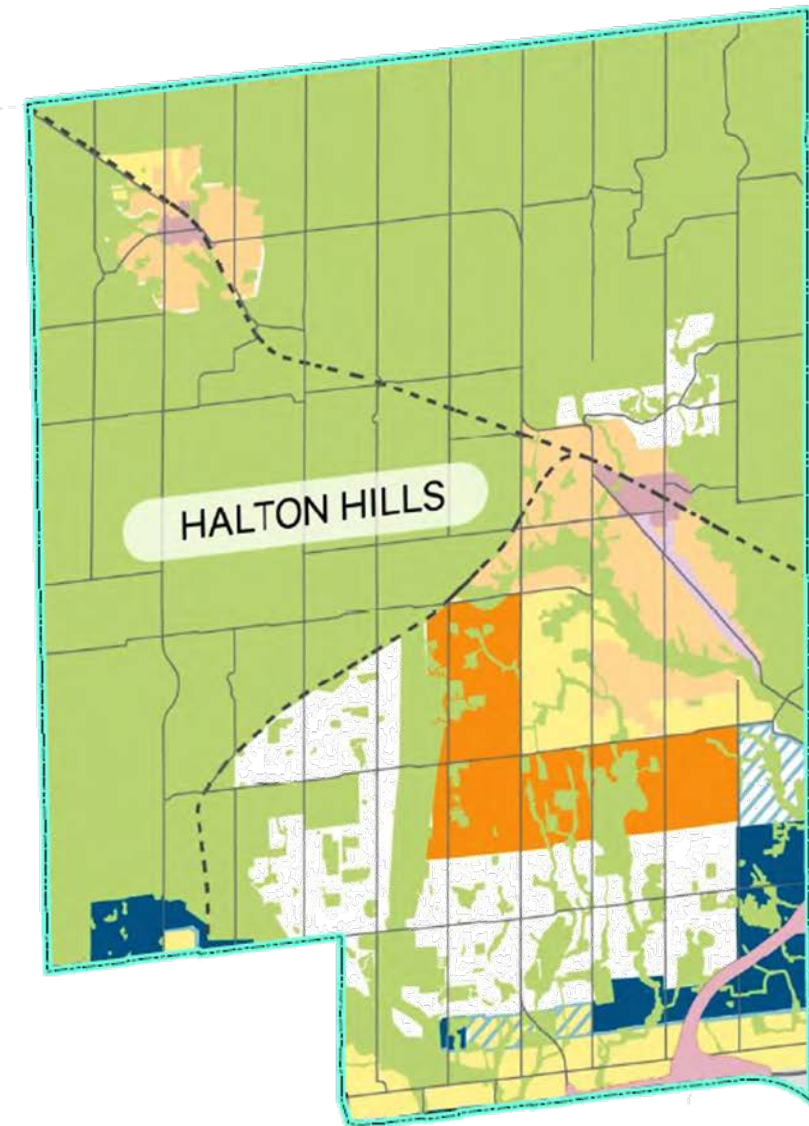
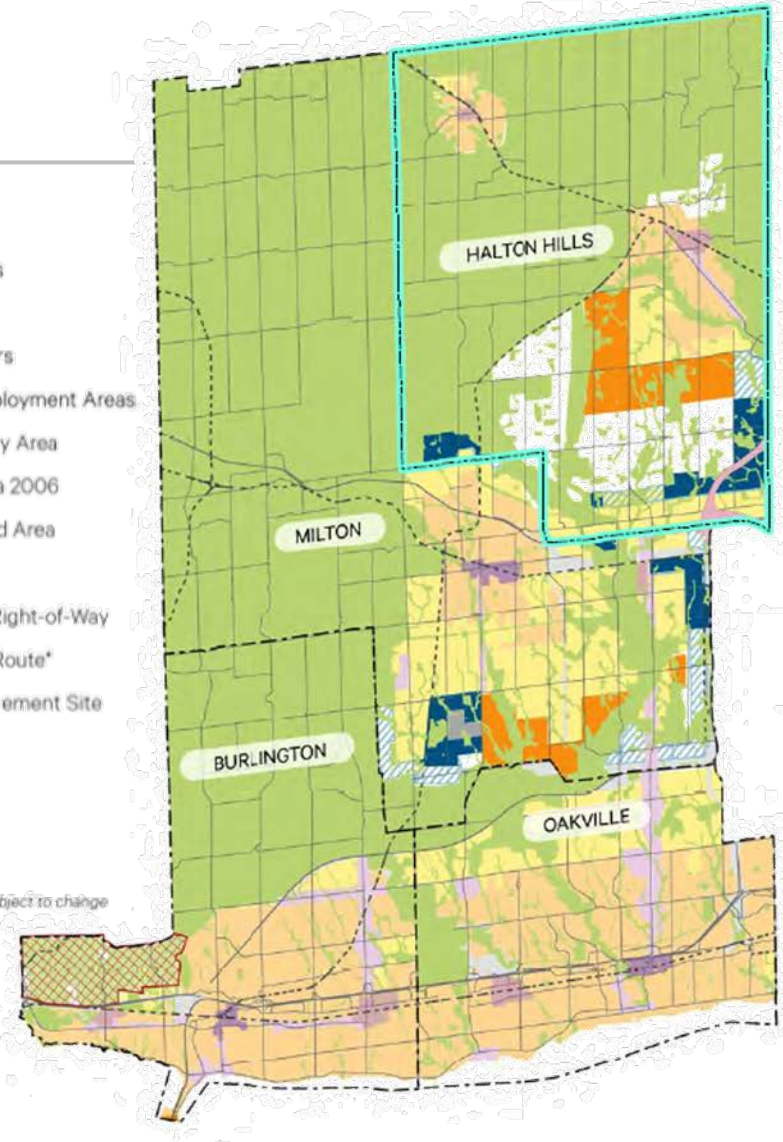
Concept 4



Concept 4

-  Community Area
-  Employment Area
-  Nodes and Corridors
-  MTSA
-  Urban Growth Centers
-  Future Strategic Employment Areas
-  North Aldershot Policy Area
-  Existing Built-Up Area 2006
-  Designated Greenfield Area
-  Greenbelt/NHS
-  Parkway Belt Hydro Right-of-Way
-  GTA West Preferred Route*
-  Halton Waste Management Site
-  City/Town Borders
-  Roads
-  Rail

*Current preferred route, subject to change



- Includes 3-4
Vision
Georgetown

Population Forecast Halton Hills

- 2031 Population lower than in Sustainable Halton 94,600
- Borrowing from 2021-2031 and moving 11,500 population to 2031-2051
- Concept 3 lowest population but 16,300 people need to be accommodated in existing urban area through apartments

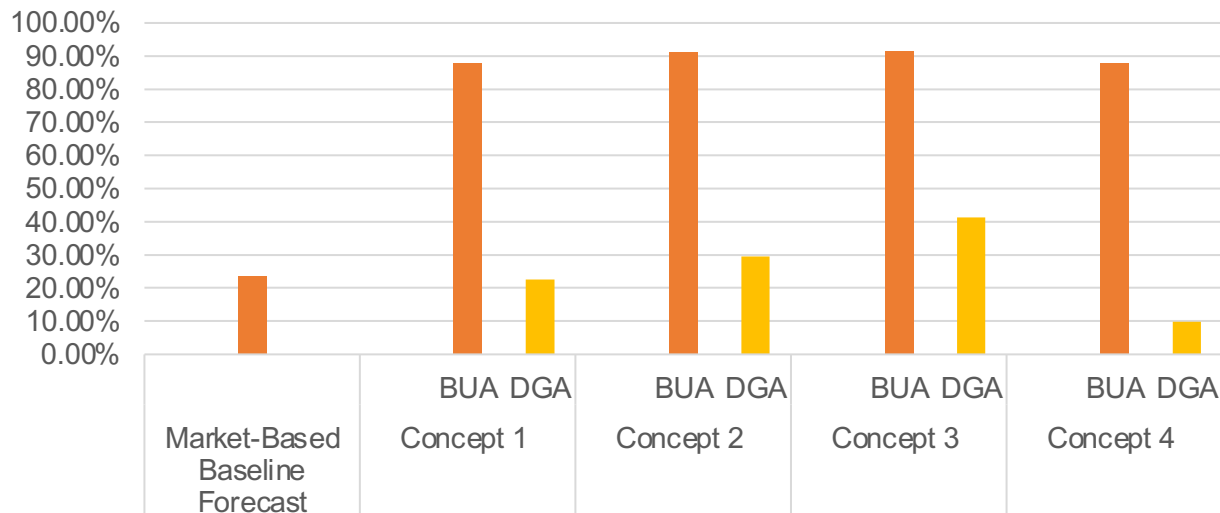
Total Population and Household Growth by Municipality and Concept

Halton Hills Total Population Growth, 2031 - 2051			
Concept	2021 Population	2031 Population	2051 Population
Concept 1	64,900	83,030	150,490
Concept 2	64,900	83,030	134,370
Concept 3	64,900	83,030	110,930
Concept 4	64,900	83,030	175,720

Apartment Unit Forecast

- Market based housing predominantly ground related
- Requires significant shift in market for apartment units to achieve Growth Plan requirement of 50% intensification
- Additional shift required in Concept 2 and 3
- Significant shift in DGA apartments in Concepts 1, 2 and 3

Percent of Apartment Growth Within Built Up Areas and Designated Greenfield Areas, by Growth Concept, 2021 to 2051



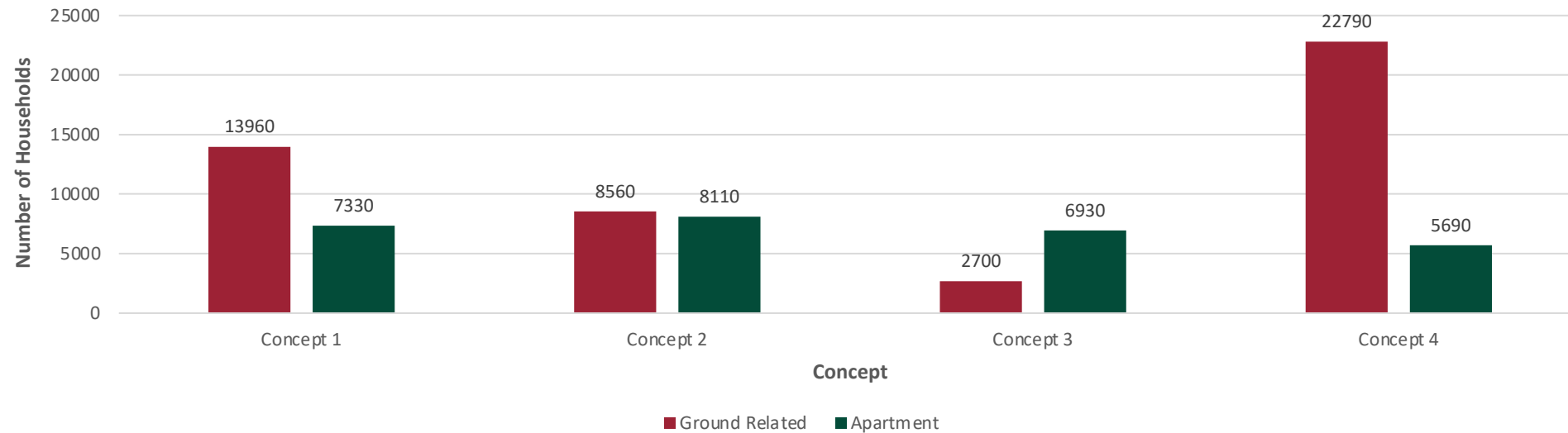
Housing Mix by Policy Area for Each Growth Concept and the Market-Based Baseline Forecast

Region of Halton Mix of 2021 to 2051 Housing Growth by Policy Area for Each Growth Concept and the Market-Based Baseline Forecast			
Growth Concept and Policy Area	Ground Related Units	Apartment Building Units	Total Units
Market-Based Baseline Forecast			
Total Housing Growth	76.4%	23.6%	100%
Concept 1			
Rural	100.0%	0.0%	100.0%
Intensification	12.2%	87.8%	100.0%
Designated Greenfield Area	77.5%	22.5%	100.0%
Mix of Total Housing Growth	45.0%	55.0%	100.0%
Concept 2			
Rural	100.0%	0.0%	100.0%
Intensification	8.7%	91.3%	100.0%
Designated Greenfield Area	70.5%	29.5%	100.0%
Mix of Total Housing Growth	38.7%	61.3%	0.0%
Concept 3			
Rural	100.0%	0.0%	100.0%
Intensification	8.5%	91.5%	100.0%
Designated Greenfield Area	58.7%	41.3%	100.0%
Mix of Total Housing Growth	32.1%	67.9%	0.0%
Concept 4			
Rural	100.0%	0.0%	100.0%
Intensification	12.2%	87.8%	100.0%
Designated Greenfield Area	90.1%	9.9%	100.0%
Mix of Total Housing Growth	51.2%	48.8%	0.0%

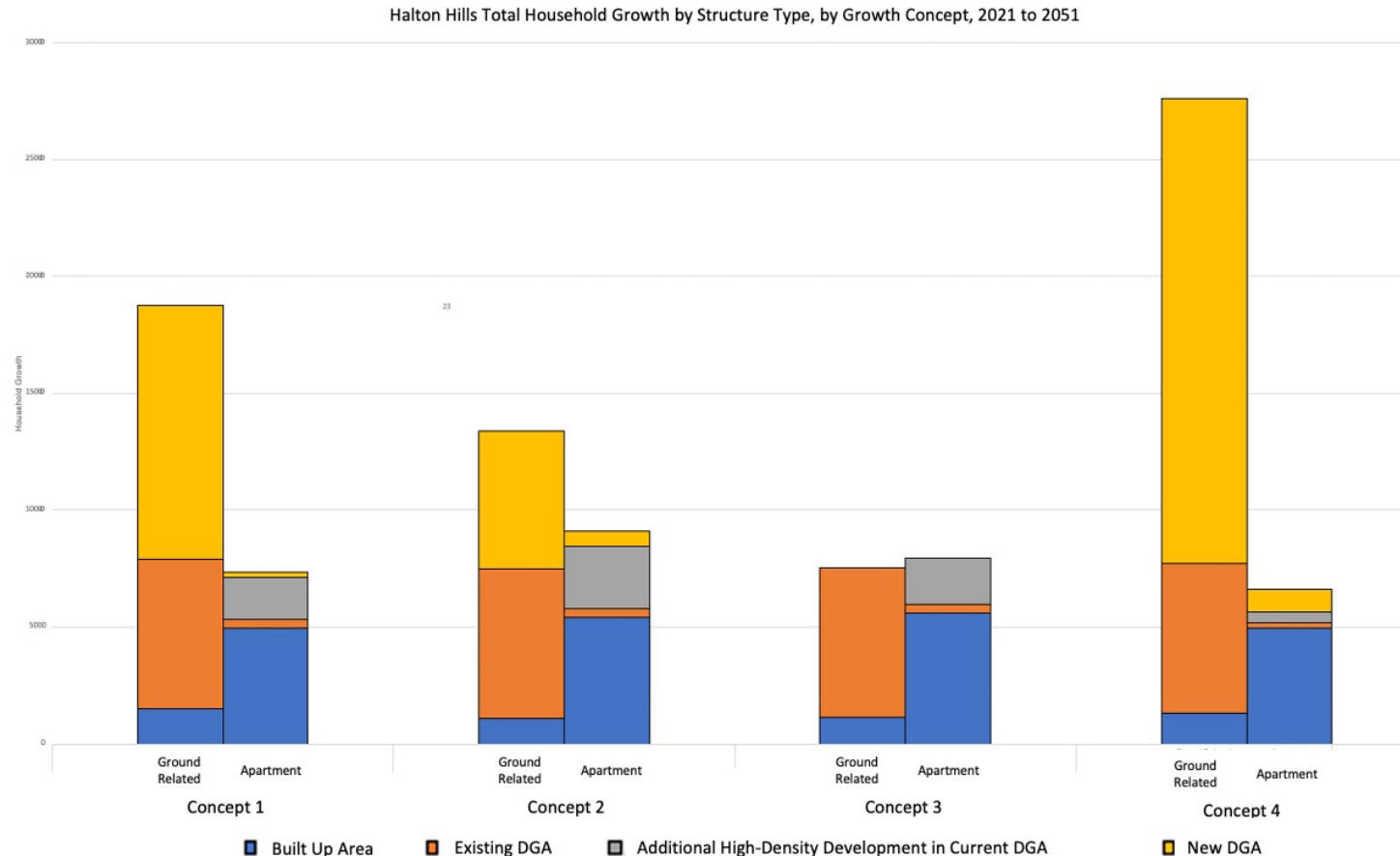
Source: Hemson Consulting Ltd.

Total Household Growth by Structure Type, 2031-2051						
Town of Halton Hills						
Concept	Ground Related		Apartment		Total Units	
	Households	Share of Region	Households	Share of Region	Households	Share of Region
Concept 1	13960	28.8%	7330	10.3%	21290	17.8%
Concept 2	8560	22.8%	8110	9.9%	16670	13.9%
Concept 3	2700	10.3%	6930	7.4%	9630	8.1%
Concept 4	22790	38.4%	5690	9.5%	28480	23.8%

Ground Related and Apartment Households



Location of Halton Hills Housing Growth by Structure Type, by Growth Concept, 2031-2051



Total Household Growth by by Land Use Area, 2021 - 2051			
Town of Halton Hills			
Built-Up Area			
	Ground Related	Apartment	Total
Concept 1	1,510	4,960	6,470
Concept 2	1,100	5,400	6,500
Concept 3	1,130	5,610	6,740
Concept 4	1,330	4,960	6,290

Total Household Growth by by Land Use Area, 2021 - 2051			
Town of Halton Hills			
Existing DGA			
	Ground Related	Apartment	Total
Concept 1	6,390	370	6,760
Concept 2	6,390	370	6,760
Concept 3	6,390	370	6,760
Concept 4	6,390	230	6,620

- Ground related in New DGA ranges from 0 to 19,890 units
- Apartments in BUA range from 4,960 in Concept 4 to 5,610 in Concept 3
- Apartments in existing DGA change from 450 in Concept 4 to 2,690 in Concept 2



What is **Sprawl**?



What is Sprawl?



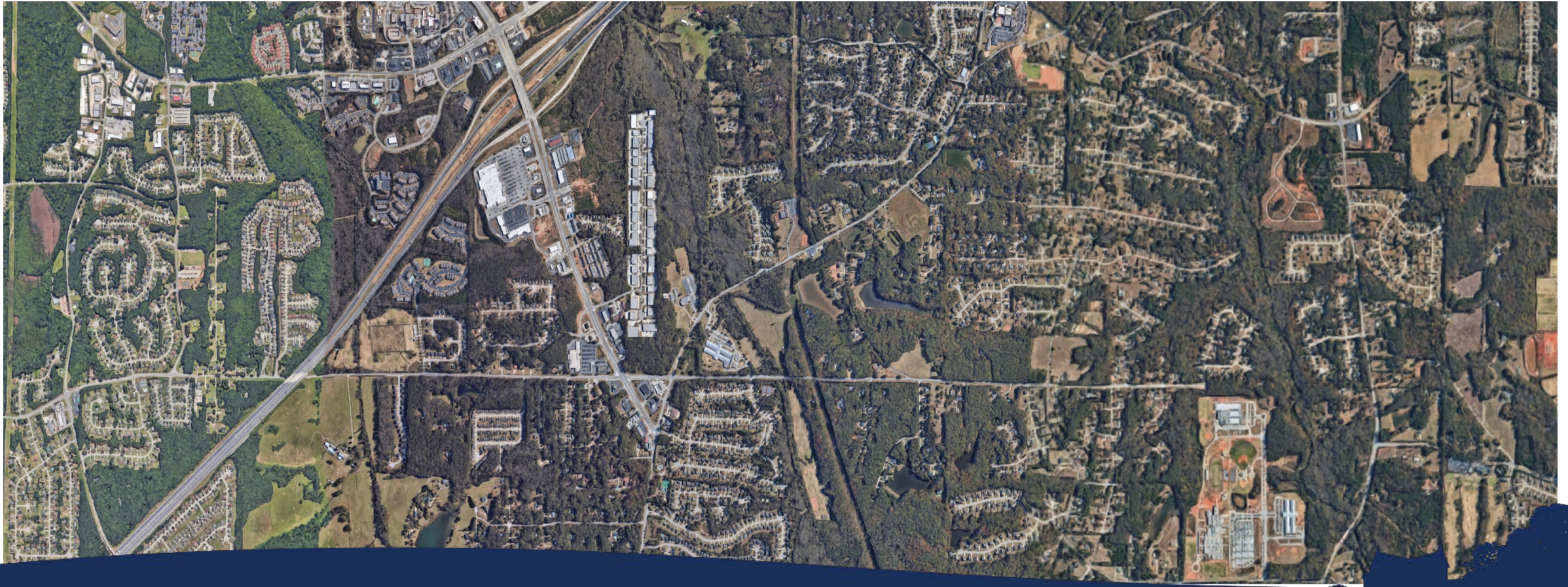
- **Where** development is haphazard, at very low densities, intermixed with rural lands and largely unplanned.

Understanding Urban Sprawl?



Atlanta, Georgia, USA:

- No delineation between land uses
- Less than 15 persons/ha





What **isn't** Sprawl?



- **Where** land is planned as a complete community with compact, walkable neighbourhoods containing a range of housing types, services and jobs.



**1200
metres**



15 Minute Neighbourhoods

- Compact community
- Ability to walk to daily needs, services and jobs
- Addresses climate change



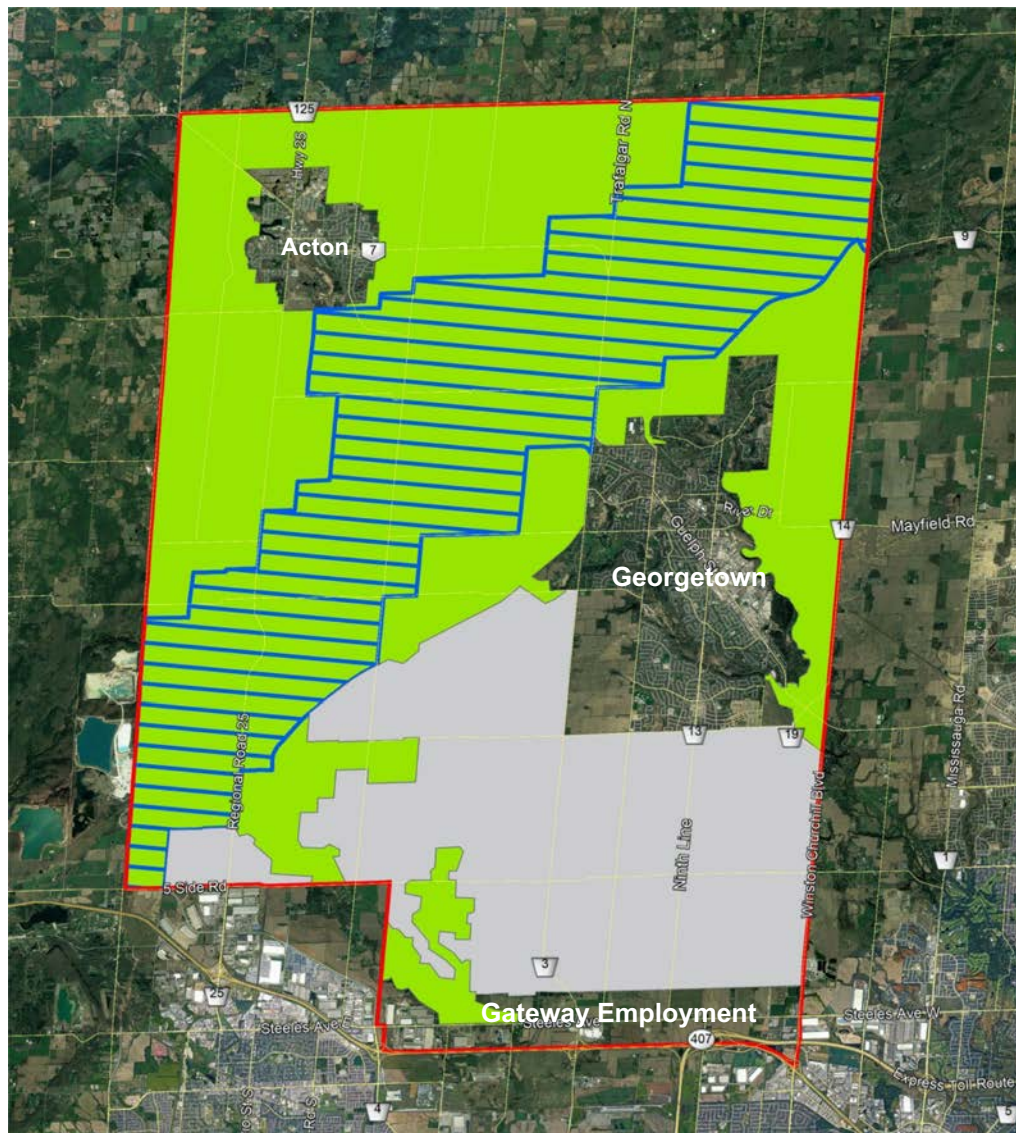
Farmland in Halton Hills

Farmland

in Halton Hills



- 180 farms in 2016
 - (up by 7% between 2011-2016)
- 60% Greenbelt Area
 - 29% is Niagara Escarpment
- 23% White belt Area
- 83% Total Rural Area
- 2% Glen Williams
- 15% Urban Area

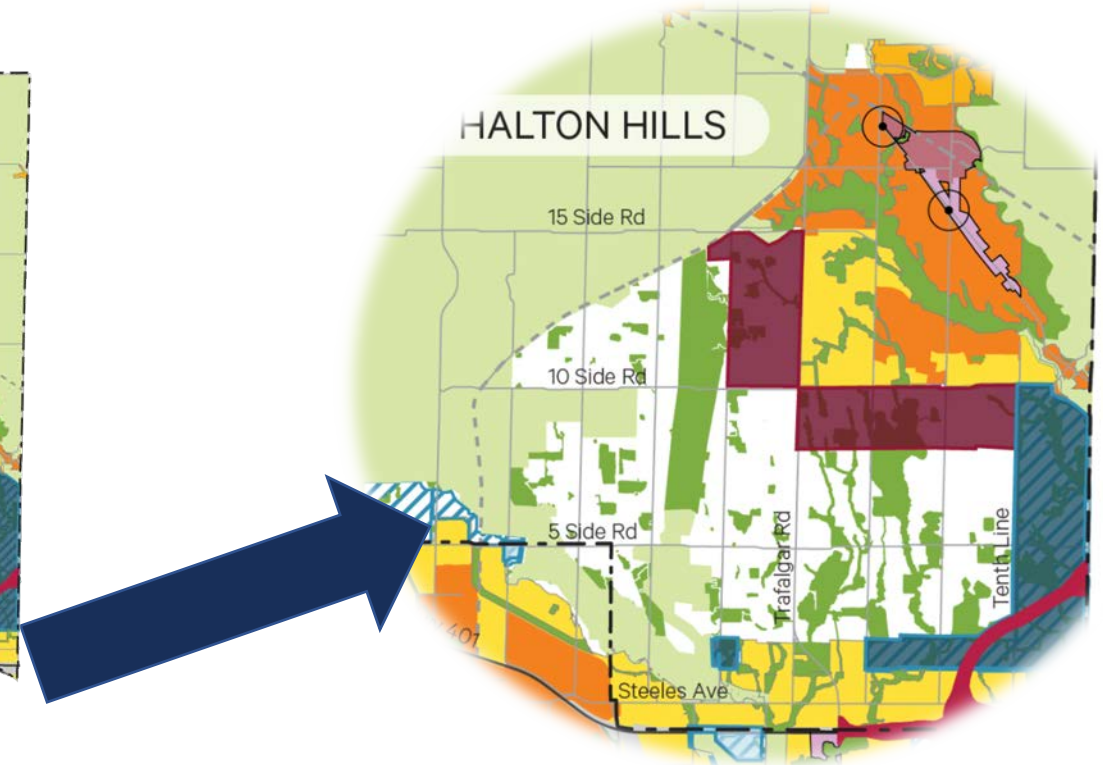
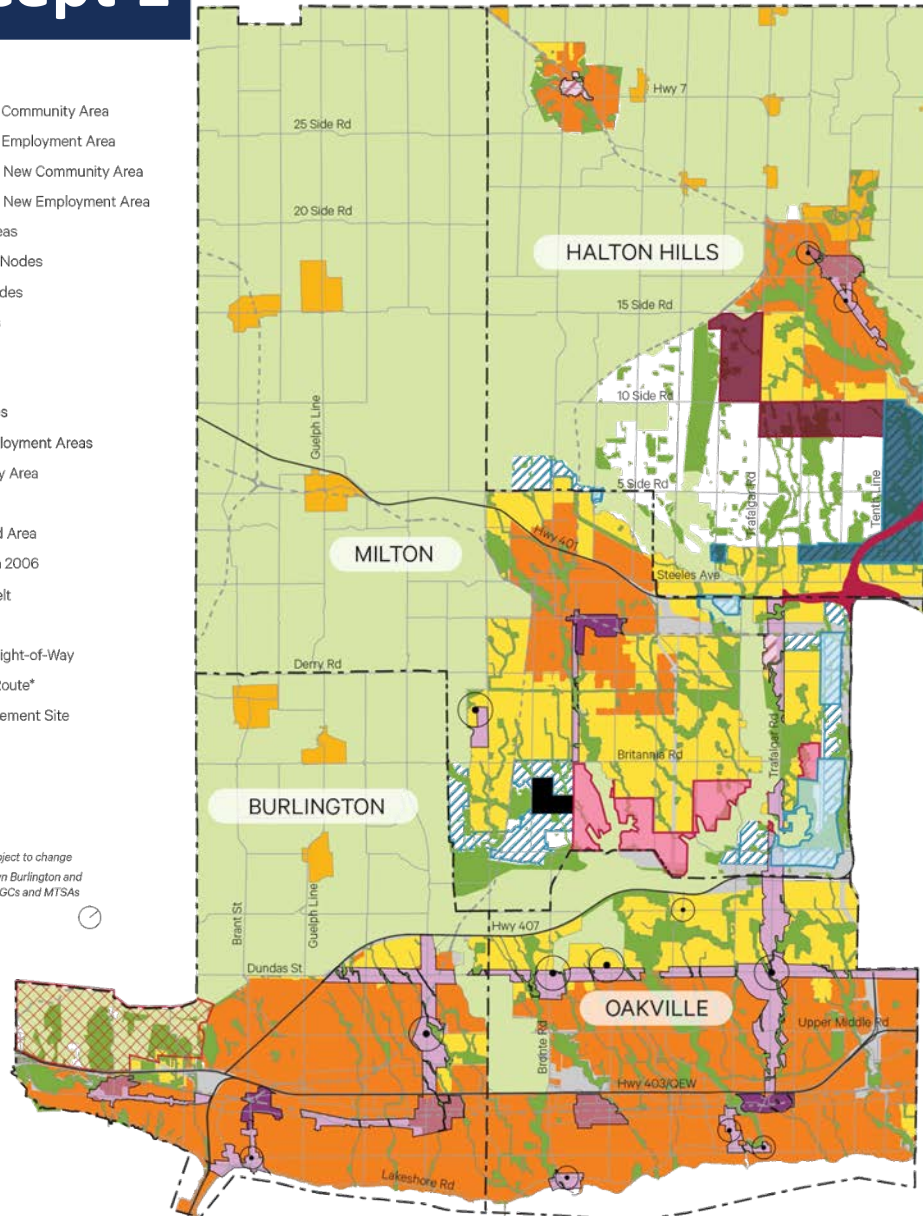
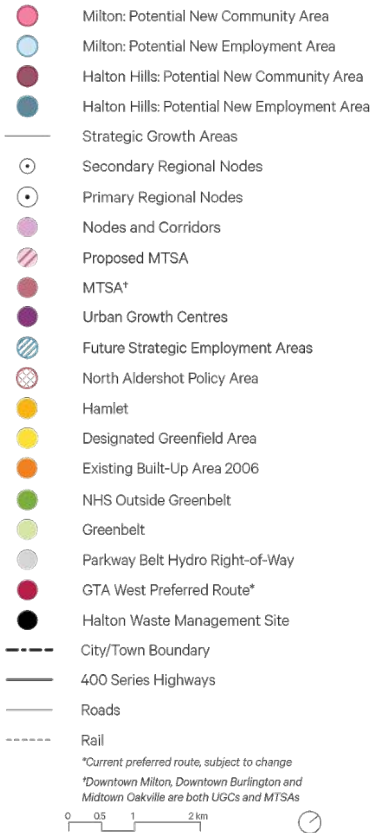


Farmland

in Halton Hills

	Whitebelt Total	Concept 1	Concept 2	Concept 3	Concept 3B	Concept 4
Area	6,400 ha	1,420 ha	830 ha	450 ha	0ha	2,030 ha
% of Whitebelt Area remaining		78%	87%	93%	100%	68%
% of Halton Hills occupied by Concepts		5.1%	2.9%	1.6%	0%	7.3%

Concept 1



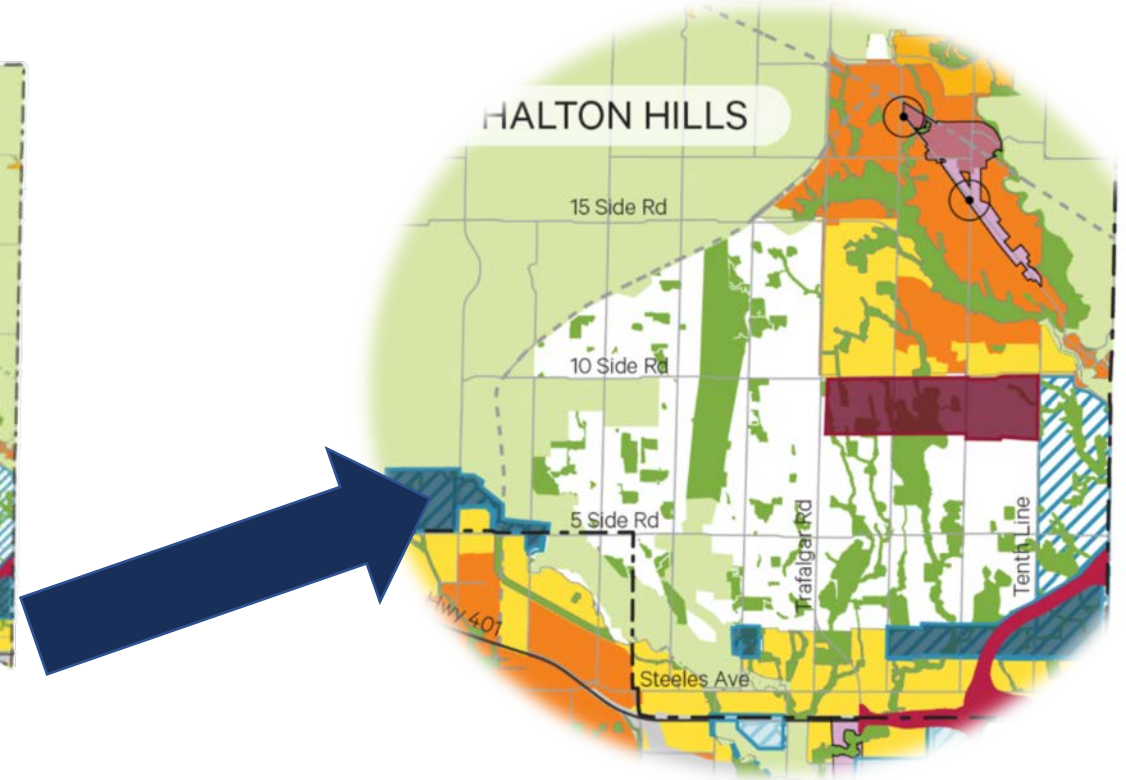
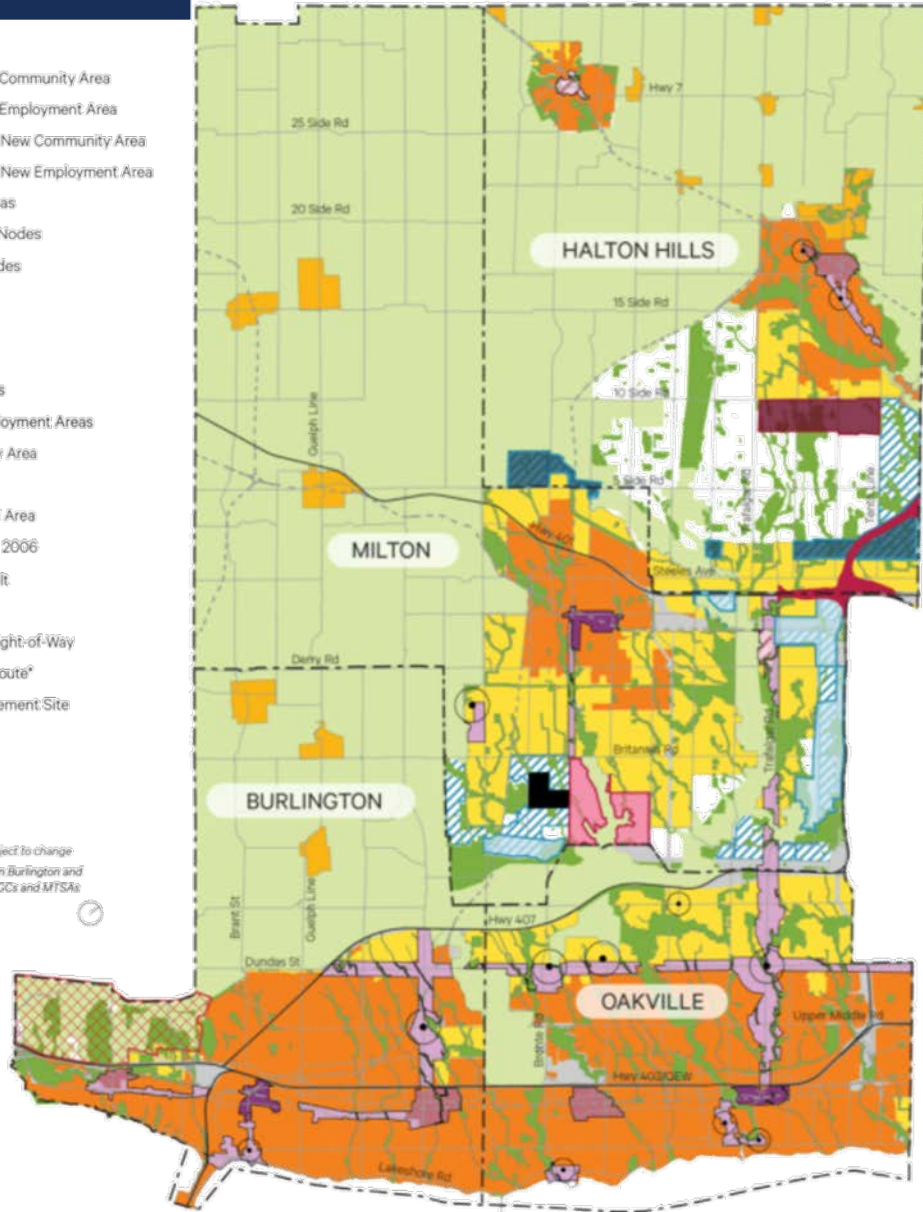
Community

- Halton Hills Est. DGA – 680 ha

Employment

- Halton Hills Est. DGA – 740 ha

Concept 2



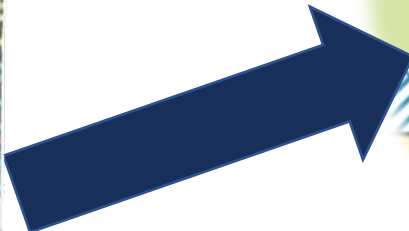
Community

- Halton Hills Est. DGA – 330 ha

Employment

- Halton Hills Est. DGA – 500 ha

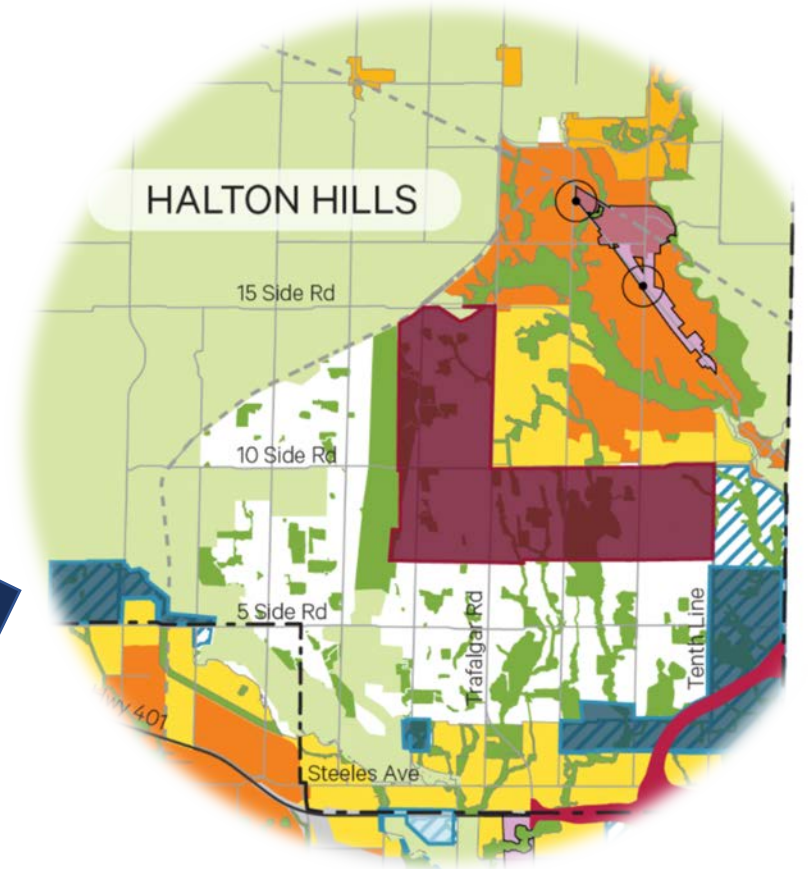
Concept 3



- Halton Hills Est. DGA – 0 ha

- ## Employment
- Halton Hills Est. DGA – 450 ha

Concept 4



Community

- Halton Hills Est. DGA – 1360 ha

Employment

- Halton Hills Est. DGA – 670 ha



McGibbon Condos

Intensification Implications

Past & Future Rates of Intensification

Hemson Market Assessment, 2019

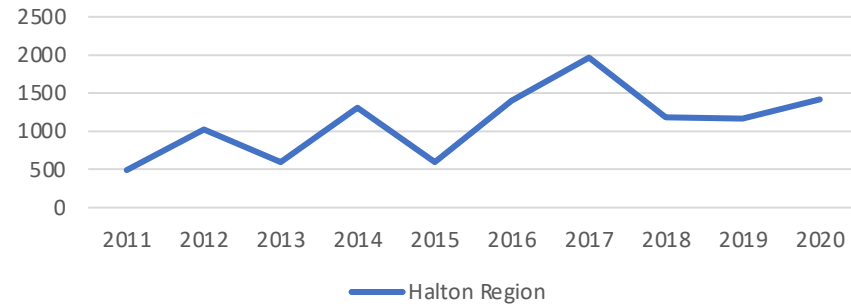
- Intensification 2016-2021 – 100 units per year
- OP target of 5,100 units by 2031 unlikely to be achieved

Hemson IGMS, 2021

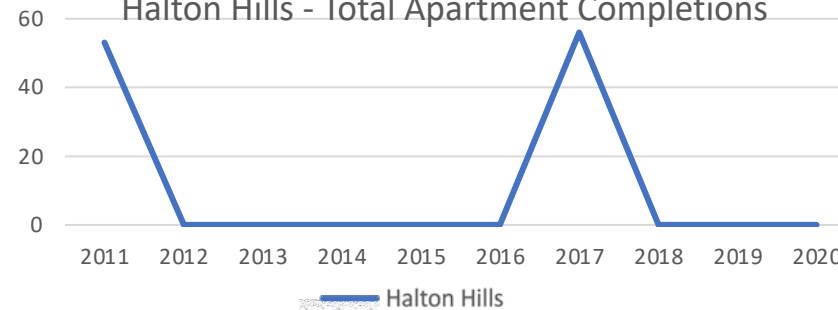
- 50% intensification target will require more intense development
- 210 to 225 units per year after 2021
- Will require a shift in pattern of housing choice



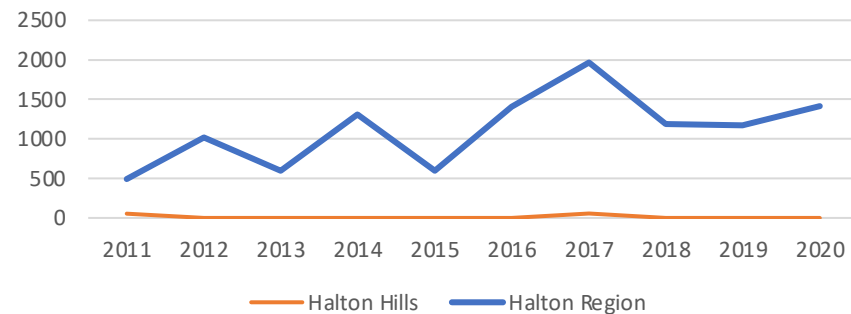
Halton Region - Total Apartment Completions



Halton Hills - Total Apartment Completions



Total Apartment Completions

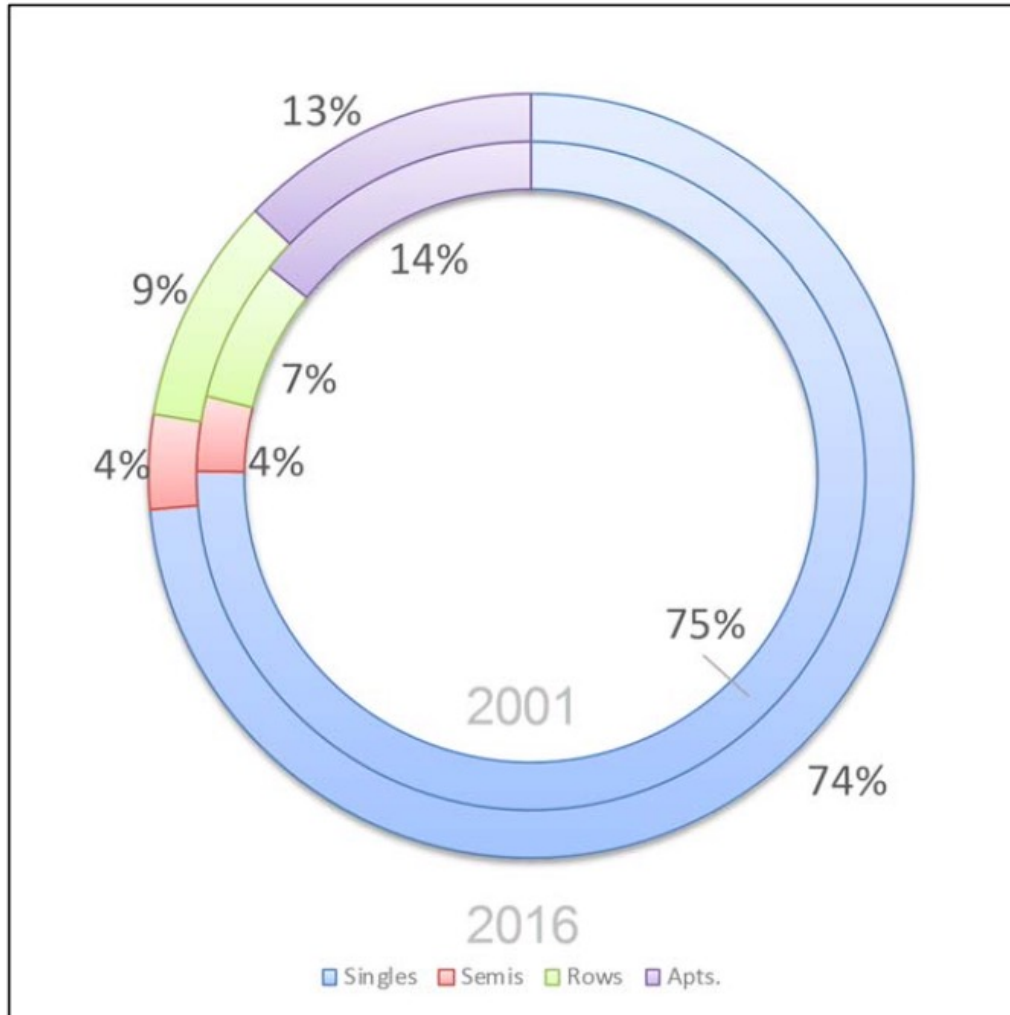


Apartment Completions

- Only 109 units completed since 2011 in Halton Hills (average 11 per year)
- Compared to requirement of 220 to 300 apartment units **per year** - 2021 to 2051



Exhibit 1 Households by Housing Type, Halton Hills, 2001 & 2016



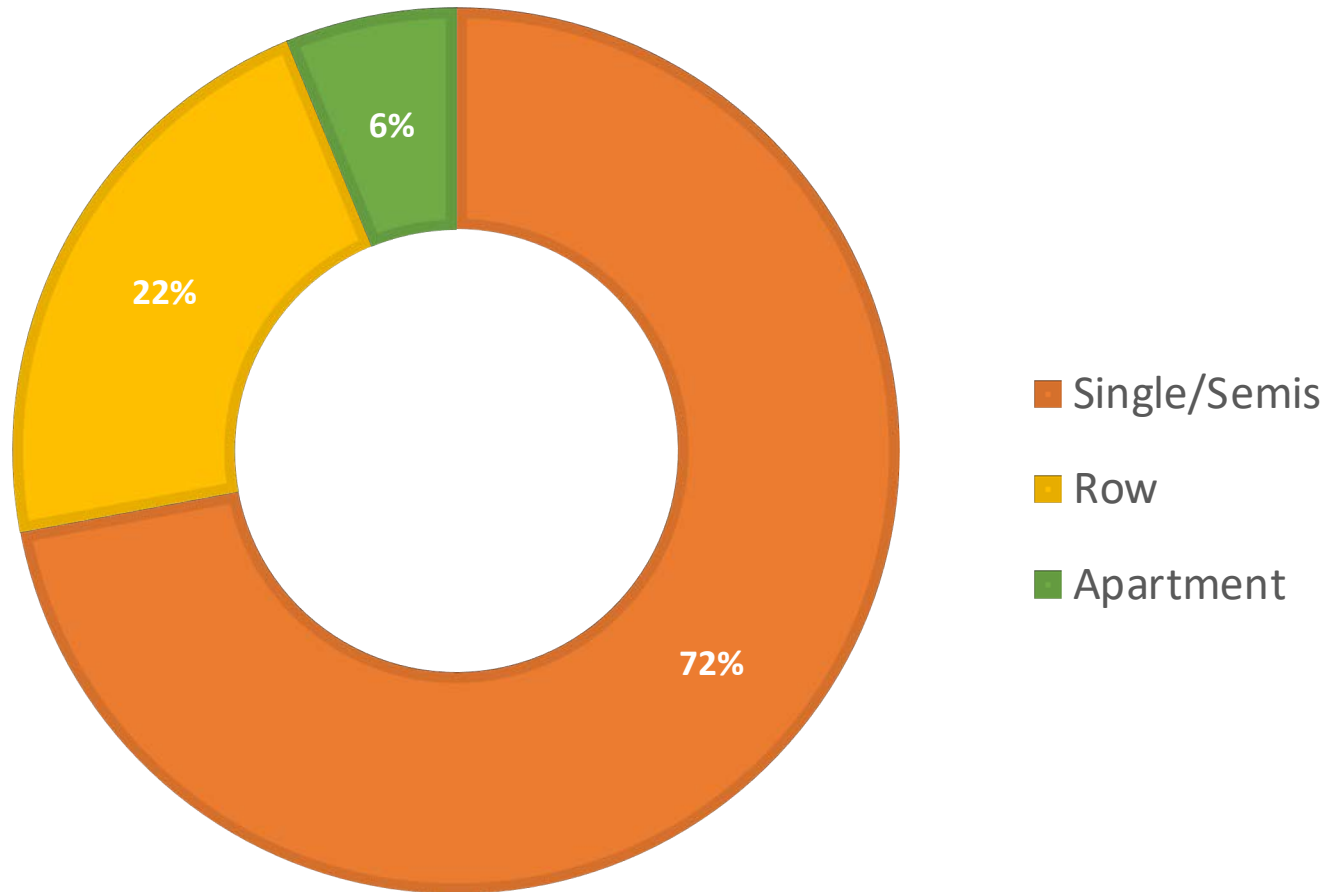
Housing Implications

Past Housing Choice

- Halton Hills historically predominantly ground-oriented units occupied by large households¹
- Dominated by families attracted to Halton Hills for affordable ground-oriented housing¹

1. Hemson Market Assessment for Halton Hills (2019)

HOUSING COMPLETIONS IN HALTON HILLS BY UNIT TYPE 2011 TO 2019



Housing Implications

Past Housing Choice

Housing Completions by Unit Type and Area Town of Halton Hills, 2011-2019						
Area	2011-2016		2016-2019 (April)		Under Construction	
	Number of Units	Share by Unit Type	Number of Units	Share by Unit Type	Number of Units	Share by Unit Type
Halton Hills						
Single/Semi	616	69%	557	74%	88	82%
Row	221	25%	140	19%	19	18%
Apartment	53	6%	56	7%	0	0%
Halton Hills Total	890	100%	753	100%	107	100%

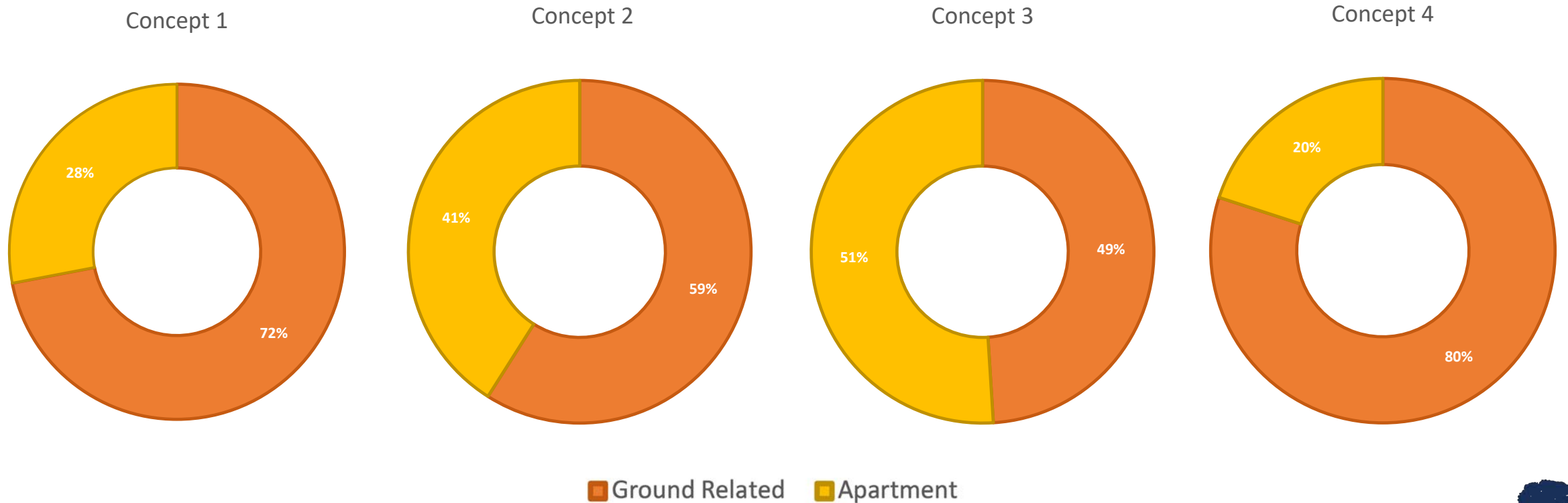
Source: CMHC.

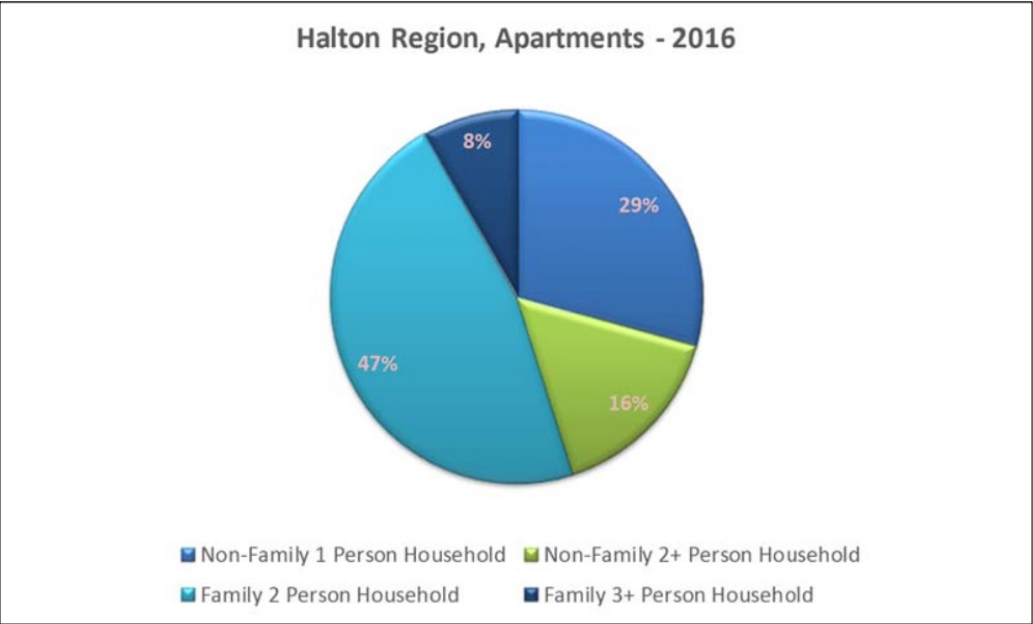
- Housing patterns have remained relatively constant for past 20 years
- But with slightly declining apartment share

Housing Implications

Future Housing Mix

- Halton Hills housing growth 2021-2051
- Significant shift in housing choice will need to be made

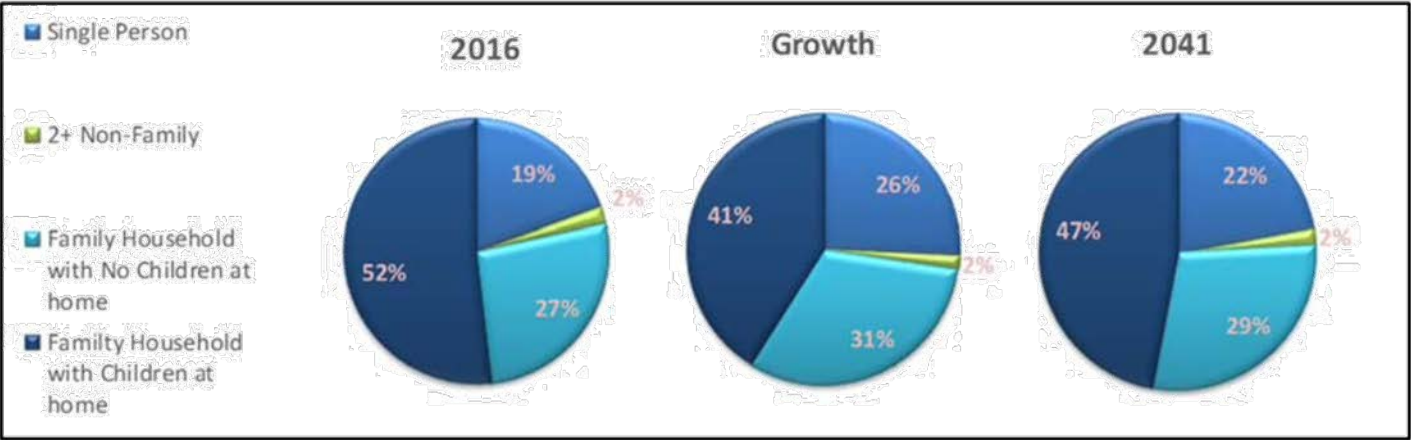




Present Intensification Implications – Requires Shift in Housing Market Demand

- Families with children occupy only 8 % of apartments
- 41% of household growth will be in families with children
- Greater portion of families will need to choose to live in apartments

Exhibit 5 Current and Forecast Total Households, Halton Region



Present Intensification Implications

Housing Costs



- 2000 sqft.¹
- Cost: \$380/sqft.¹
- Selling Cost \$760,000¹

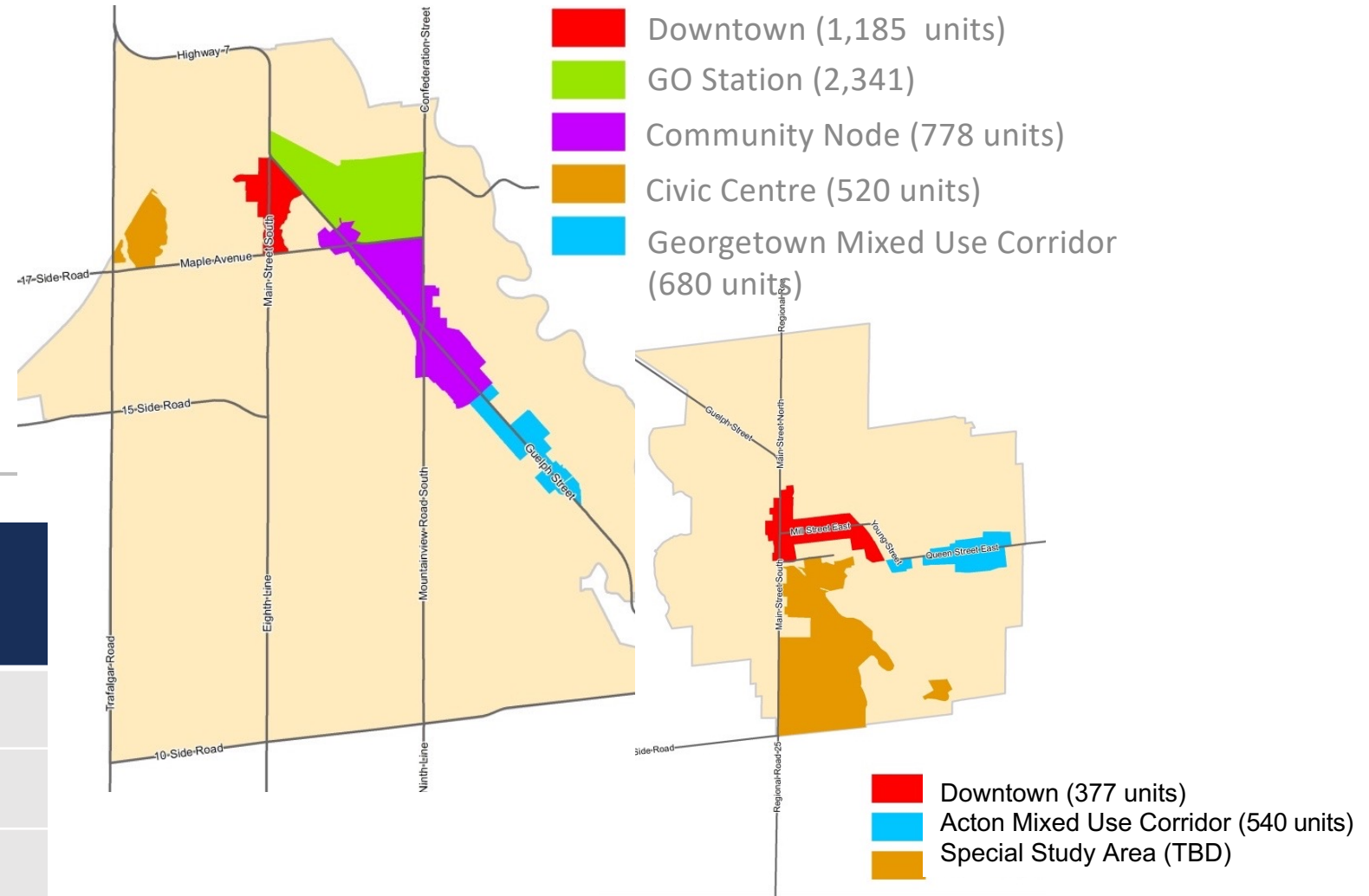
1. Hemson Market Assessment, 2019



- 1,300 sqft.¹
- Cost: \$580/sqft.¹
- Selling Cost \$760,000¹

Intensification Inventory

Intensification Area	2015-2021 Target (Units)	Remaining	2015-2019 Processed Building Permits
Georgetown TOTAL	3,200	2,015	581
Acton TOTAL	1,790	1,655	38
Built Boundary TOTAL	5,100	3,670	619



Present Intensification Implications

INTENSIFICATION TARGETS		NOTES
Current OP (2015-2031)	5,100 units	
Staff Intensification Supply	5,170 to 7,575 units	Assumes not all sites will redevelop.
Halton IGMS Concepts¹		
<i>Concept 1</i>	6,470 units of which 4,960 apartment	77%
<i>Concept 2</i>	6,500 units of which 5,400 apartment	84%
<i>Concept 3</i>	6,740 units of which 5,610 apartment	83%
<i>Concept 4</i>	6,290 units of which 4,960 apartment	79%

- The IGMS intensification rates will require aggressive redevelopment of sites and changes in housing preferences

1. Hemson Land Needs Assessment and Municipal Allocation, Table 44, February 2021

Challenges for Intensification Supply

- Hemson Market Assessment concluded multiple factors need to align to achieve intensification:
 - Designation and Pre-zoning sites for higher density
 - Landowners want to redevelop
 - As long as a commercial site is profitable, little incentive to change
 - infrastructure capacity
 - Availability of community facilities especially parkland
 - Physical characteristics of the site - size, depth, access, land assembly
 - Require a surplus of sites
- Redevelopment can be a very slow and unpredictable process

Mountainview + Guelph



Densification Implications

What is **Densification?**



- **Densification** refers to the increasing density and additional apartment development in Designated Greenfield Areas (DGA) in addition to intensification in the Built-up Area (BUA)



Georgetown DGA



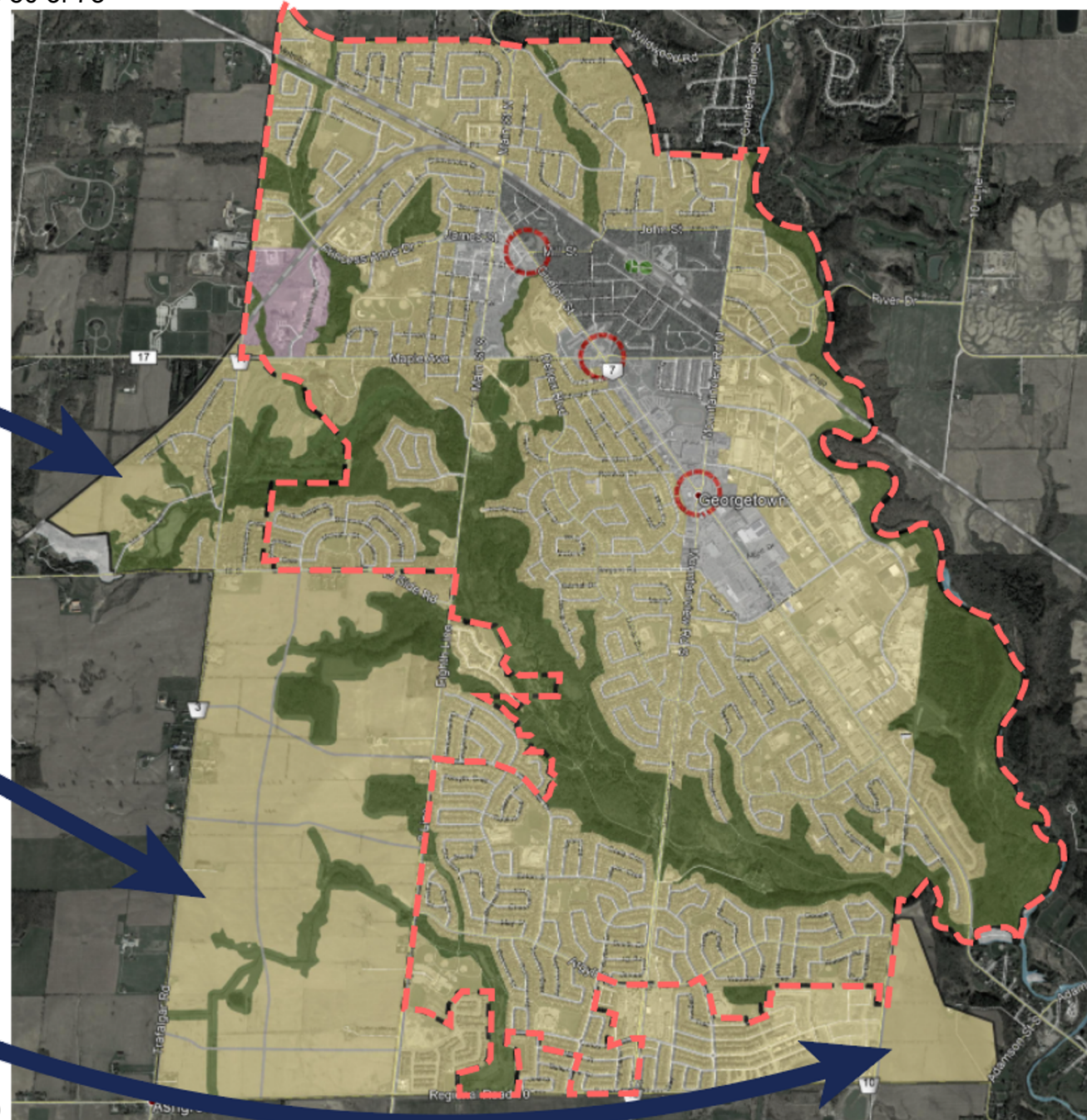
Stewarttown



Southeast Georgetown



Vision Georgetown

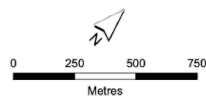


Environmental & Open Space Areas
Greenlands
Employment

Urban Areas
Urban Area
South Acton Special Study Area
Downtown Area

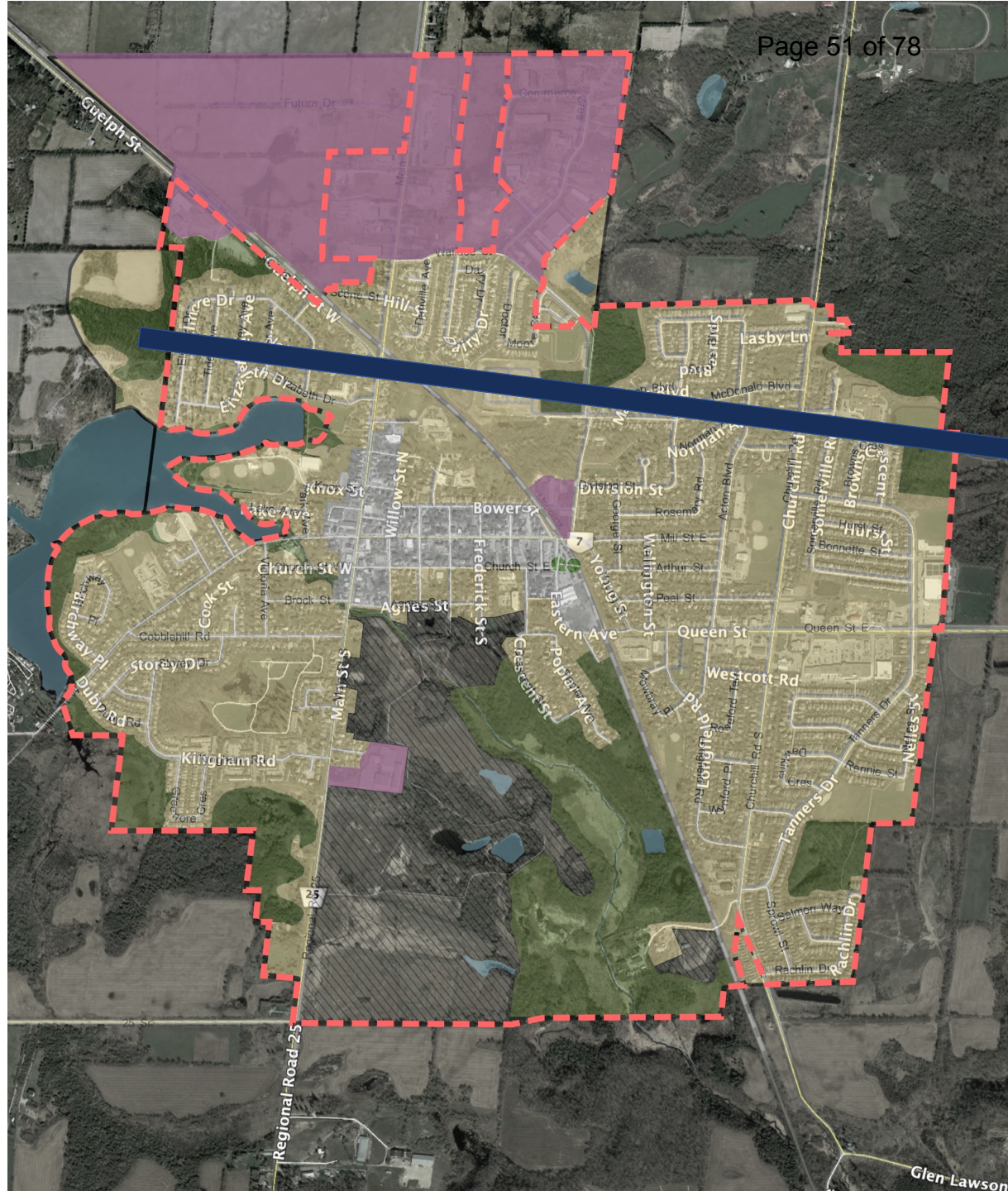
Urban Boundary
Built Boundary

Waterbody
Watercourse
Railway Line
Major Transit Station



**SCHEDULE A6-1
ACTON BUILT BOUNDARY AND
INTENSIFICATION AREAS**

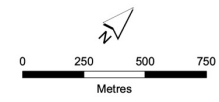
Acton DGA



Goose Properties

- Environmental & Open Space Areas
 - Greenlands
 - Employment
- Urban Areas
 - Urban Area
 - South Acton Special Study Area
 - Downtown Area
- Urban Boundary
- Built Boundary
- Waterbody
- Watercourse
- Railway Line
- Major Transit Station

DECEMBER 31, 2020
CONSOLIDATION



Vision Georgetown



- 17,950 people
- 6,650 units
- 1,850 jobs
- 60.6 residents and jobs/ha
- At OLT



- NOTE:
This schedule forms part of the Official Plan and must be read together with the text.
- Low Density Residential Area
 - Medium Density Residential Area
 - High Density Residential / Mixed Use Area
 - Mixed Use Gateway
 - Major Commercial Area
 - Core Commercial Area
 - Local Commercial / Mixed Use Area
 - Major Institutional Area
 - Eighth Line Special Study Area
 - Natural Heritage System
 - Cemetery
 - Major Parks & Open Space Area
 - Potential NHS Refinement (subject to further study)
 - Storm Conveyance Corridor
 - Park (conceptual)
 - Vision Georgetown Boundary
 - Proposed Roads
 - Stormwater Management Facility (conceptual)
 - Town Square Park
 - Library/Community Centre
 - Community Park
 - Neighbourhood Park
 - Parkette
 - School
 - Cultural Heritage Resource

SCHEDULE H6-2
VISION GEORGETOWN
LAND USE PLAN

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946



Southeast Georgetown



- Planned at 60+ residents and jobs/ha
- Anticipated units
= 1,050 – 1,310
- Anticipated Population
= 3,060 – 3595

DEVELOPABLE LAND

CONCEPT 1	AREA	ANTICIPATED UNITS	ANTICIPATED POPULATION
Low Density Residential	23.2ha	600	1,950
Medium Density Residential	7.45ha	450	1,110
Total Units		1,050	3,060
CONCEPT 2			
Low Density Residential	18 ha	470	1,525
Medium Density Residential	14 ha	840	2,075
Total Units		1310	3,595
TOTAL LAND AREA OF S/E GEORGETOWN	53 ha		

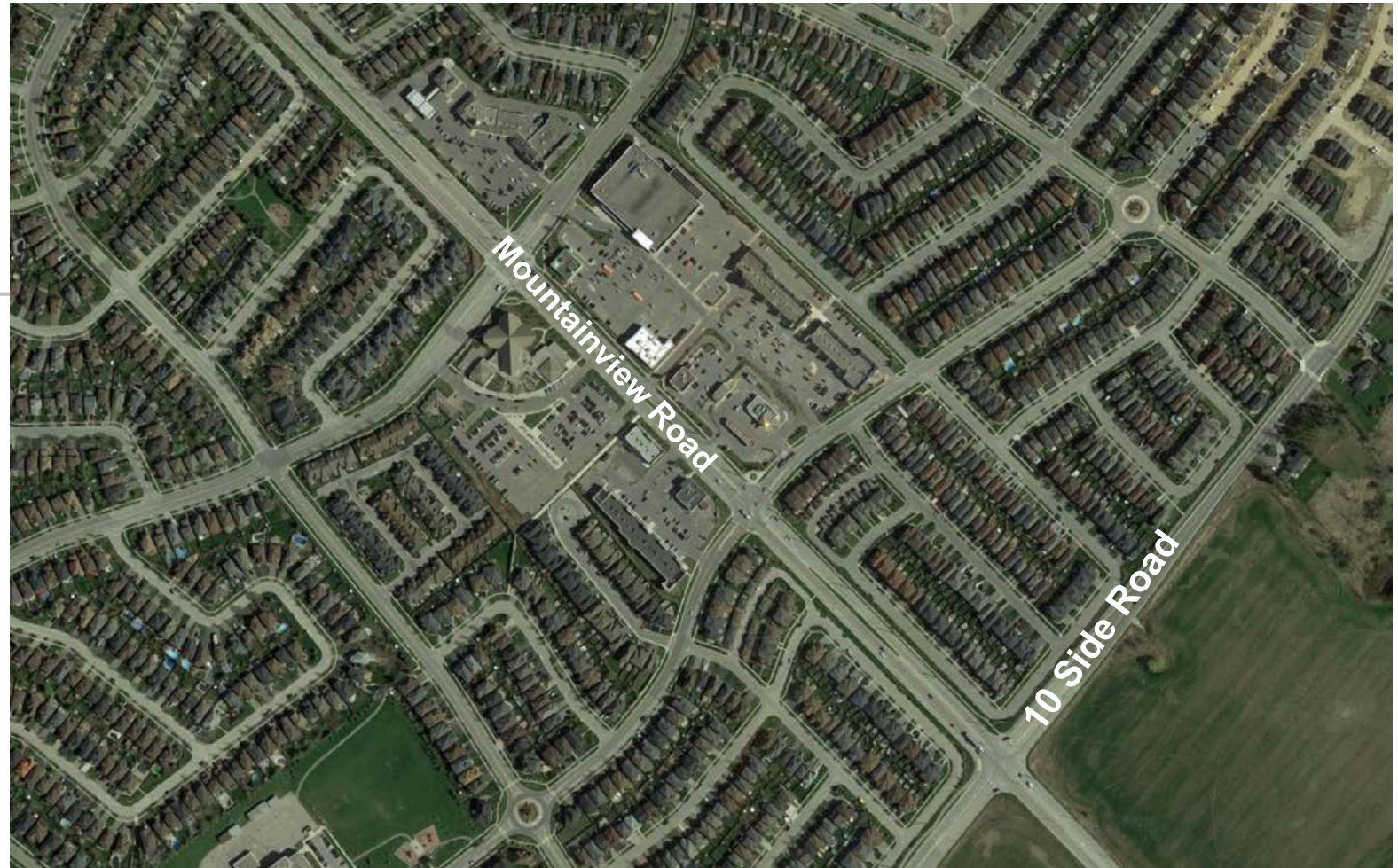
Household Growth in the DGA 2021-2051

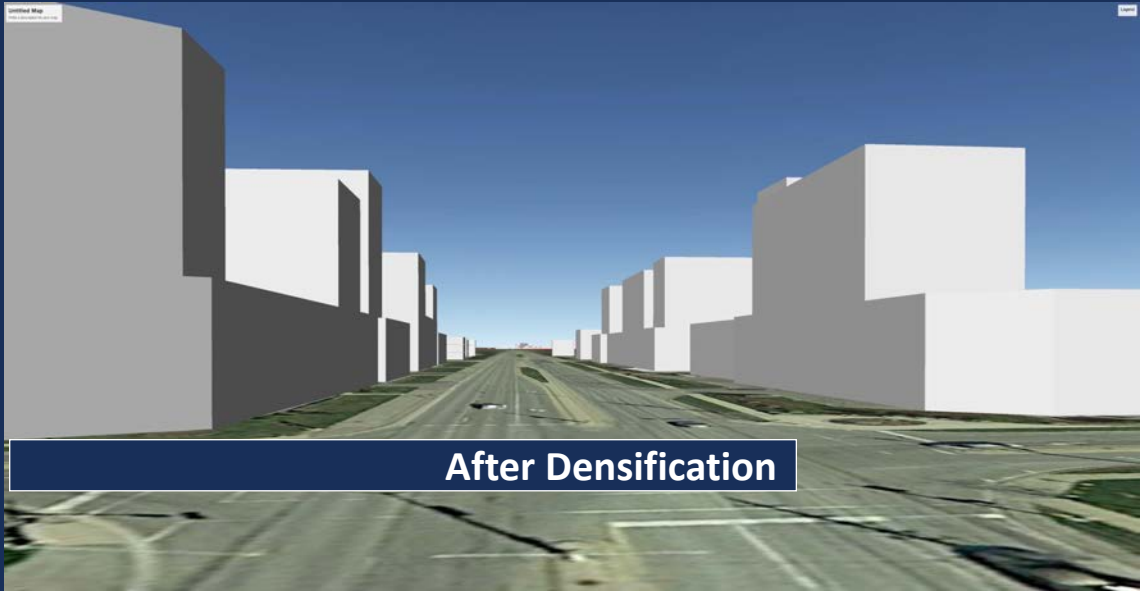
- IGMS requires 450 to 2690 additional high density apartment units in the DGA

Concepts	Additional Apartments
Concept 1	1,790
Concept 2	2,690
Concept 3	1,950
Concept 4	450

Densification Implications

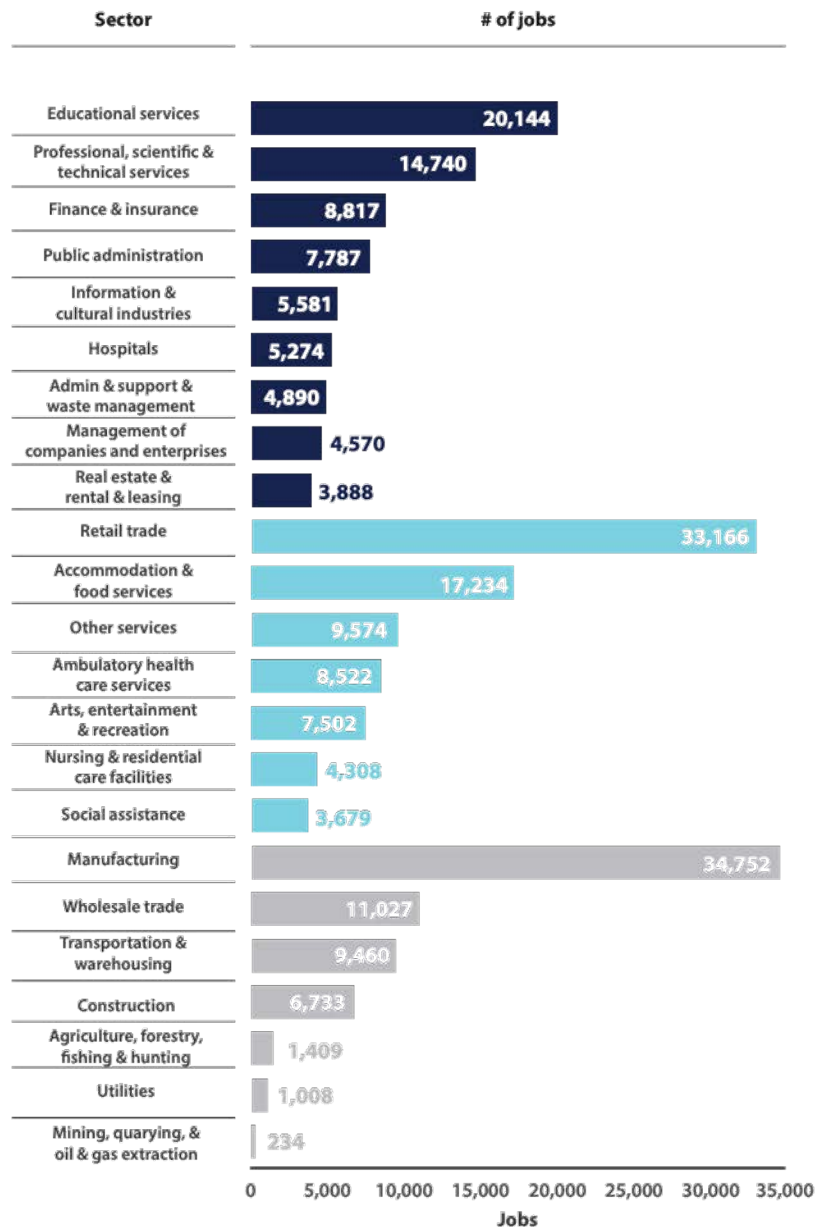
- Limited opportunities for increased apartments in the DGA
- Existing commercial plaza in DGA only opportunity







Employment Implications



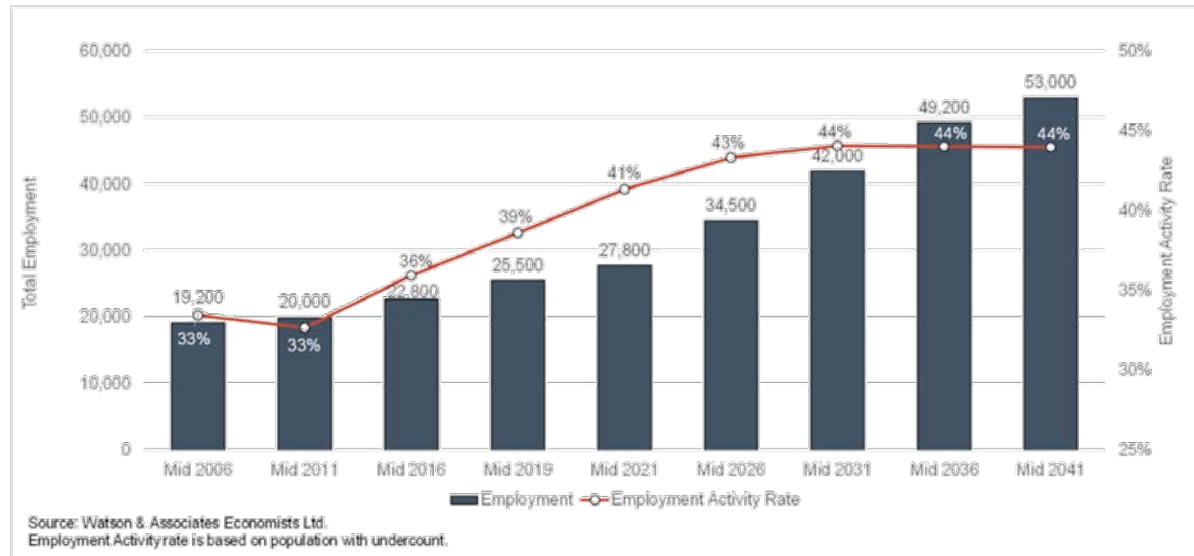
Based on 13,287 businesses

Employment in Halton Hills

- Manufacturing + Retail have been most significant industries
- Employment land demand driven by manufacturing & logistics.
 - North Halton is best suited to accommodate this sector.
- Knowledge-based or “Creative class” economies are also in demand
 - South Halton is best suited to accommodate major office development.

Employment Market

- 53,000 new jobs forecasted to 2041 (Watson 2020)
- Activity rate forecast to increase from 39 to 44%



Manufacturing



Retail trade

Employment Market

- 2011-2019 period - Halton Region accommodated 1/5th of GTA industrial development
- Employment lands provide opportunity to accommodate export-base employment
 - Can't be accommodated elsewhere in Town
- Advanced manufacturing requires integrated operations on large campus-style settings
 - Increasing need for integrated multi-purpose facilities
 - Combine processing, research, training and warehousing



Employment Market



- Logistics/Goods movement is evolving as e-commerce is growing
 - Need for larger regionally located logistics facilities
 - Requires large tracks of land
 - 401 location is desired
- Foreign Direct Investment Strategy and Economic Development and Tourism Strategy attracting high density employment users
- Limited opportunity to increase intensification of employment lands

Office Market

- 8.7 million sq. ft of major office in Halton – 97% in South Halton along QEW corridor
- Demand for major office has shifted to downtown Toronto over past decade
- Majority of new office space in past decade accommodated in Employment Areas – low and mid-rise office and flex buildings
- Most office demand will continue to be within the Employment Areas through multi-unit and multi-purpose facilities encompassing office and non-office uses
- MTSA's provide opportunities to accommodate some office development but limited
- Mixed-use, transit-supportive areas will likely be increasingly attractive for office space



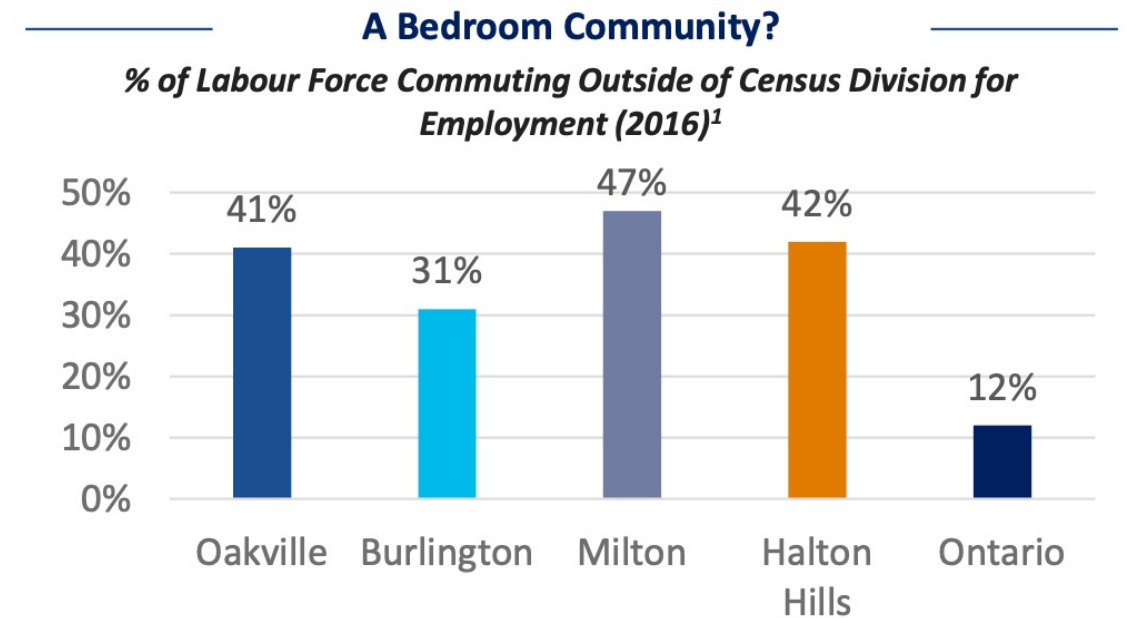
Employment Land Need

- Watson concluded:
- Lack of employment lands to accommodate new investment
 - 470 gross ha designated and vacant (2019)
 - 89% of that is located Premier Gateway Employment Area
 - Only 101 gross ha shovel ready
 - Demand for employment lands over the next 22 years (2019-2041) exceeds the supply.
 - Additional 445 gross ha. required to 2051.
- Compares to IGMS options to 2051:
 - Concept 1: 680 ha
 - Concept 2: 500 ha
 - Concept 3: 450 ha
 - Concept 3b: 0 ha
 - Concept 4: 670 ha

Present Employment Area Implications of the IGMS Concepts



- 42% of Labour Force in Halton Hills commuting compared to Ontario's 12%
- Increased employment lands provides live work opportunity
- Reduced commuting reduces climate change



Community Facility Implications

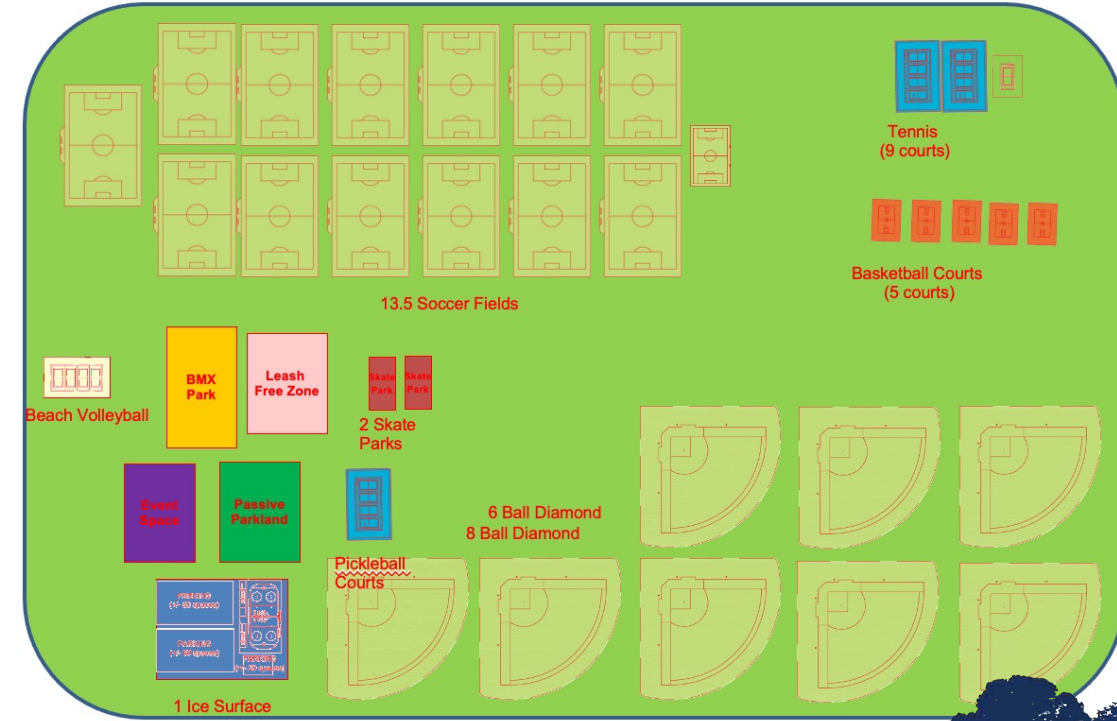
- Future community facility needs
 - Community Centres, hospitals, schools, parks etc.
 - Difficulty and cost of finding sites in already developed areas
 - New hospital may need to be located outside current urban boundary



Community Facility Implications

- Town desiring a new Town wide park of similar size as Trafalgar Sports Park by 2031
 - no lands of suitable size available inside Georgetown and Acton Urban Areas.
 - Will need additional parks for post 2031 growth
 - Apartments create even greater need for park space

Facility Needs to 2031



Community Facility Implications

- **Not** focus on :
 - *Brownfields*: due to likely cost for rehabilitation, limited parcels of significant size, conflict with other intensification goals
 - *Employment lands*: due conflict with commercial/industrial priorities for development
 - *Green Belt Protected Countryside*: due to land use policy restrictions.
 - NEC rural lands until Prime Agricultural overlay is completed.
- Town wide parks will need to be located outside current urban boundary



Fiscal Impact Implications

Fiscal Impact Assessment

Growth Scenarios

Growth Scenario 1: (Derived from Halton IGMS Concept 3)

- Residential Intensification Focus
- No Further Greenfield Area Expansion

Growth Scenario 2: (Derived from Halton IGMS Concept 2)

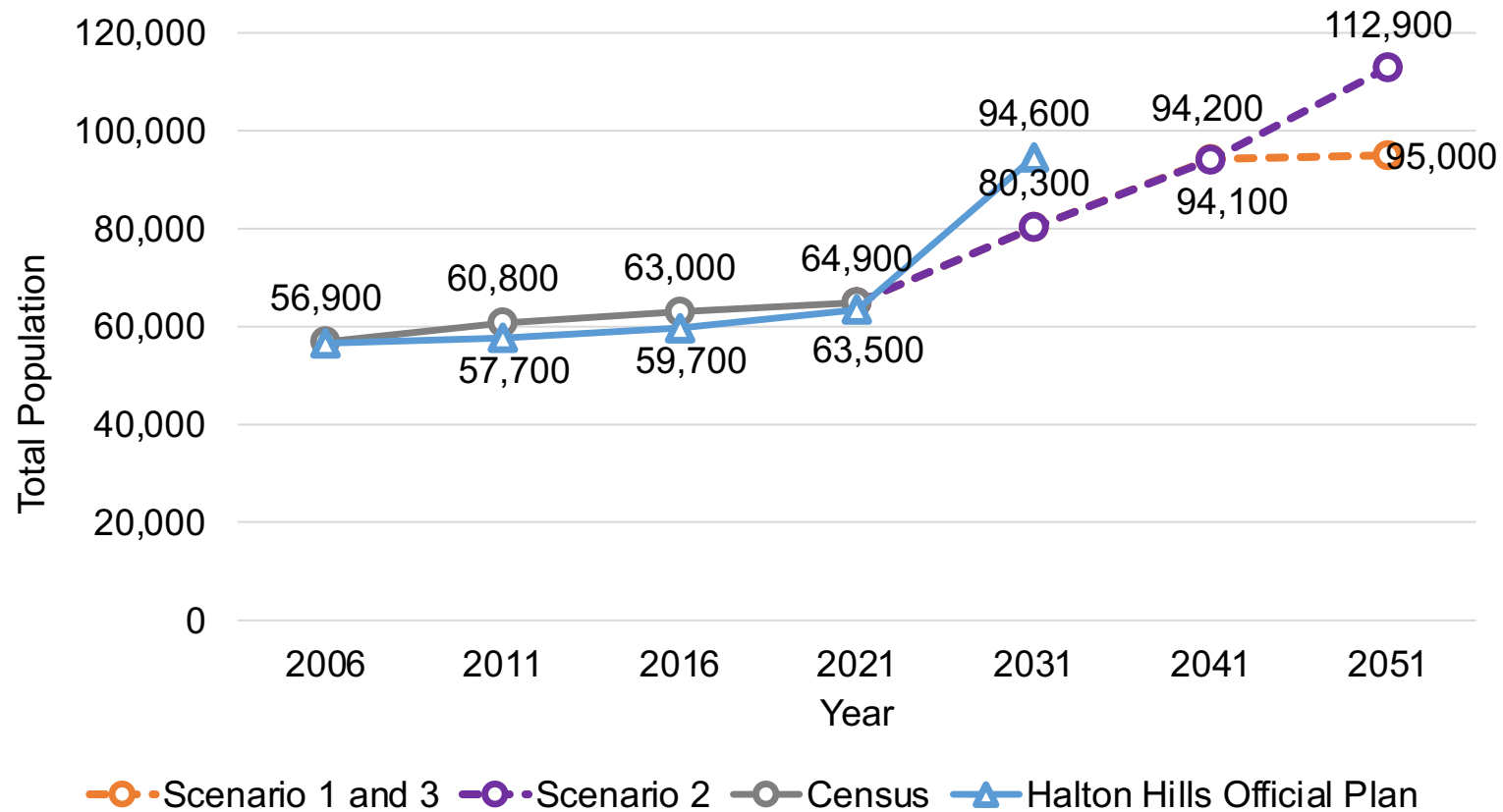
- Residential Intensification Focus
- Limited Greenfield Community Area Expansion in Georgetown
- Employment Area Expansion within Premier Gateway Employment Area, Expansion of Mansewood Industrial Area

Growth Scenario 3:(Hybrid of Scenarios 1 and 2)

- Residential Intensification Focus, No Community Area Urban Expansion
- Employment Area Expansion consistent with Scenario 2

Fiscal Impact Assessment

Population Forecast Growth Scenarios

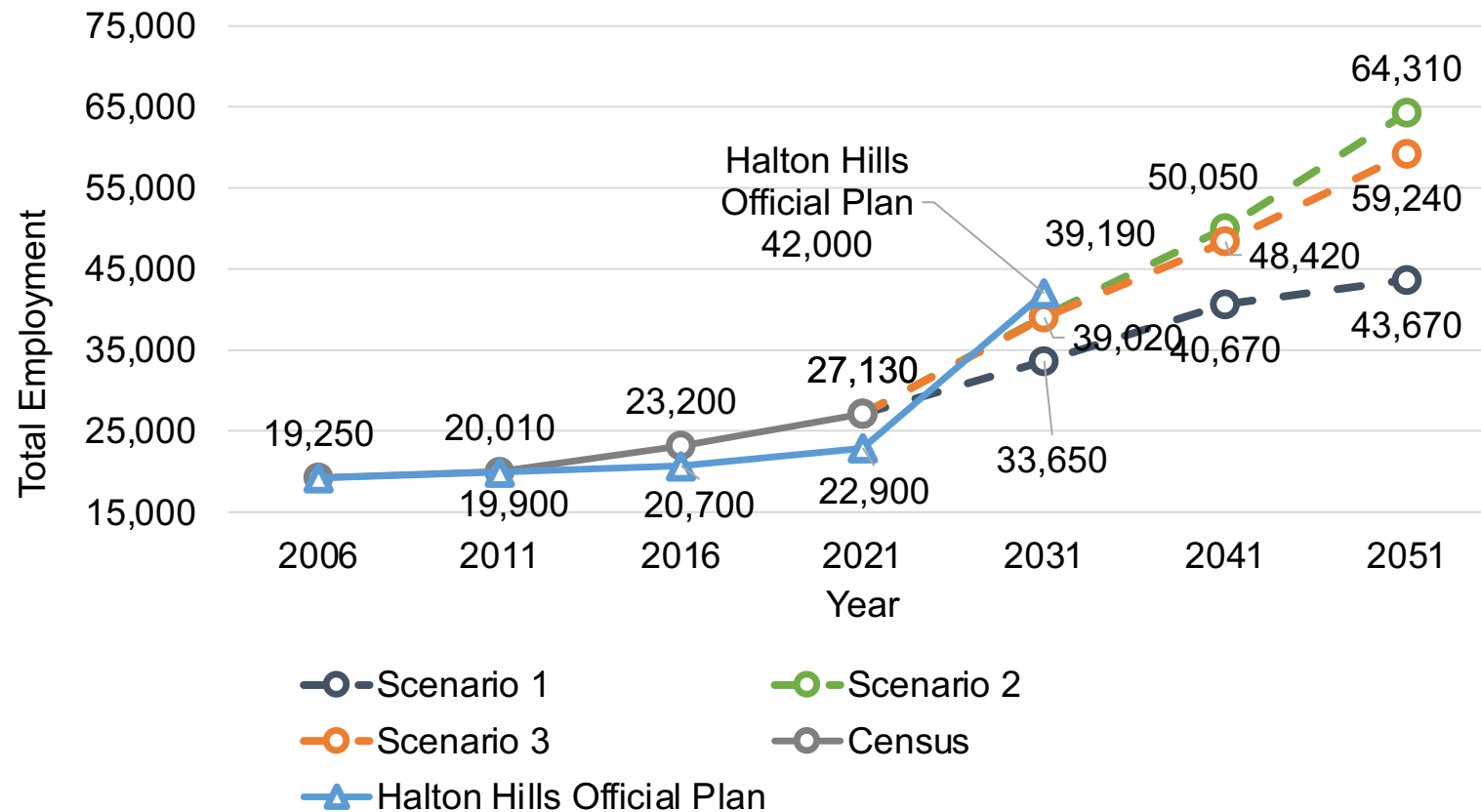


Note: Census undercount estimated at approximately 3.0%. Population including the undercount has been rounded.

Source: Historical 2006 to 2016 data derived from Statistics Canada Table: 17-10-0140-01, Scenario 1 through 3 derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011) forecast for the Town of Halton Hills and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2021. Halton Hills Official Plan numbers derived from Best Planning Estimates from Regional Municipality of Halton Best Planning Estimates of Population, Occupied Dwelling Units, and Employment, 2011-2031, June 2011 adjusted for net Census undercount.

Fiscal Impact Assessment

Employment Forecast Growth Scenarios







Note: Employment figures include work at home and no fixed place of work and have been rounded.

Source: Historical 2006 to 2016 data from Statistics Canada Place of Work Data, Scenario 1 through 3 derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011) forecast for the Town of Halton Hills and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2021. Halton Hills Official Plan figures derived from Best Planning Estimates from Regional Municipality of Halton Best Planning Estimates of Population, Occupied Dwelling Units, and Employment, 2011-2031, June 2011.

Fiscal Impact Assessment

- Fiscal impacts of growth scenarios measured against current tax rates and state of good repair of existing assets (SOGR) funding needs
 - Funding the estimated current SOGR with no further development would increase current tax rates by 29%
 - Forecast development would place downward pressure on required tax increases to meet current SOGR funding needs
 - Positive fiscal impacts are most notable for Scenarios 2 and 3 due to employment area expansion and associated property tax assessment growth

Impacts on Current Tax Rates (Net of Inflation)

Scenario	Cumulative Change
2021 (State of Good Repair of Existing Assets)	 29%
Scenario 1 <i>No Residential Greenfield Expansion</i> <i>No Employment Area Expansion</i>	 25%
Scenario 2 <i>Limited Residential Greenfield Expansion</i> <i>Expansion to Future strategic Employment Areas</i>	 4%
Scenario 3 <i>No Residential Greenfield Expansion</i> <i>Expansion to Future strategic Employment Areas</i>	 6%

Key Takeaways

Key Takeaways

Housing

- Housing in Halton Hills has predominantly been family oriented
- Apartment Growth in Halton Hills has been very limited in last 10 years – average 11 per year
- Greater apartment demand will require a significant shift in housing preferences of families
- Cost per square foot does not favour apartments over ground related housing.
- Past rates of intensification have largely ground related – future predominantly apartments
- Supply of intensification sites does not lead to intensification happening
 - Many factors need to align – supply side and market
- Densification increases apartment absorption to 220 to 300 per year
- Densification of DGA will be a challenge as limited land availability
- New communities can be designed as 15 minute neighbourhoods to reduce the impacts on climate change

Key Takeaways

Employment

- Strong demand for lands for manufacturing, logistics, hospitality and recreational facilities
- Don't have supply to meet demand – shovel ready sites are limited
- 401 location is desirable
- Limited opportunities to intensify existing employment lands
- Some limited office opportunities in the MTSA
- Most office demand in Halton Hills in multi-unit and multi-purpose buildings in employment areas.
- Both Watson and Hemson have identified a need for additional employment lands by 2041 and 2051.

Community Facilities

- Difficulty finding sites for large community facilities in already developed areas.
- New Town wide park needed by 2031 and additional parks post 2031

Key Takeaways

Fiscal Impact

- Increased tax rates required over the period to 2051 to maintain a state of good repair of existing assets
- Future growth within current residential and employment boundaries (i.e. scenario 1) has a minimal effect on mitigating tax increases
- Expanding residential and employment boundaries in scenarios 2 and 3 provide fiscal benefits that offset all or most of the tax increases required to maintain a state of good repair of existing assets
 - Positive fiscal impacts in scenarios 2 and 3 are driven by expansions to employment areas and the associated assessment growth with increased employment

Thank You

