

CD.11.HAL (Halton Hills)

DATE: August 27, 2002

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Adequacy of Urban Land Supply In Halton Region -
Halton Hills Official Plan Review and Region of Halton
Official Plan Review
MEETING DATE: September 16, 2002**

ORIGIN: Planning and Building Department

COMMENTS: This report is part of the ongoing program to update City Council on the significant planning initiatives in adjacent municipalities.

At the Halton Hills Council meeting of July 2, 2002, Town Council received a report titled "Adequacy of Urban Land Supply in Halton Region" prepared by Hemson Consulting Ltd. This study was undertaken as part of the Region of Halton, Five-Year Review of its Official Plan and as input to the Halton Hills Official Plan Review. The location of Halton Region and Halton Hills is shown in Exhibit I.

The Region of Halton retained Hemson Consulting Ltd. to examine the adequacy of the exiting urban land supply to accommodate growth to the year 2021. This work is an update of the work completed in the early 1990's as part of the Halton Urban Structure Review and Plan (HUSP).

The key conclusions were:

- since HUSP was completed, market changes in the mix and density of housing mean that more growth can be accommodated within Halton's urban areas than previously anticipated;
- the urban residential land supply is sufficient to accommodate anticipated population growth in the Region to 2021 under both a lower and higher growth scenario;
- the supply of employment land is also sufficient to accommodate anticipated employment growth in the Region to 2021.

The Hemson report found that changes in the housing market over the past decade have generally resulted in more housing units and a greater population being accommodated within designated areas than had been anticipated when the HUSP background work was undertaken. Hemson found that overall density targets are now being met or exceeded by virtue of the increased net residential density flowing from the introduction of smaller residential lots and the emergence of semi-detached and townhouse units as a significant component of the housing market. Hemson's work included both a low and a high growth scenario from which it was determined that there is sufficient supply of urban land to accommodate growth until 2021.

Hemson also found that employment growth in the western GTA has accelerated since the early 1990's, particularly in Mississauga, Brampton and Vaughan. As employment concentrates in the west and as Mississauga begins to exhaust its land supply, there will be an increased focus on employment in Halton. Also, there has been an increase in employment density. HUSP assumed that employment densities would be in the 30 - 35 employees per net hectare range (12- 14 acre) where as, the

current density in Halton is 45 employees/ha (18/ac.). This figure is lower than for Mississauga (46 employee/ha (19 /ac), excluding the airport lands and major office lands. Hemson compared employment growth against vacant employment land under a range of scenarios and found that there is sufficient supply until 2021.

As a result, it has been concluded that there is no need to expand urban envelopes as part of the Regional Official Plan Review. And further, this means that the Town of Halton Hills new Official Plan will be predicated on fixed urban boundaries for the 2021 planning horizon. This issue will be discussed in further reports from the Town of Halton Hills dealing with Growth Management and Economic Development and through the Region of Halton Directions Report which is expected in the near future.

CONCLUSION:

The Hemson report titled "Adequacy of Urban Land Supply in Halton Region" will form part of further discussion papers dealing with future growth in Halton Region and Halton Hills, and will help determine the boundaries of the urban areas of the Town. Mississauga will continue to monitor the progress Halton Region and the Halton Hills Official Plan Reviews.

RECOMMENDATION:

That the report titled "Adequacy of Urban Land Supply In Halton Region-Halton Hills Official Plan Review and Region of Halton Official Plan Review", dated August 27, 2002 from the Commissioner of Planning and Building be received for information.

Original Signed By:

Thomas S. Mokrzycki

Commissioner of Planning and Building