



September 30, 2009

REGION OF YORK
CLERK'S OFFICE

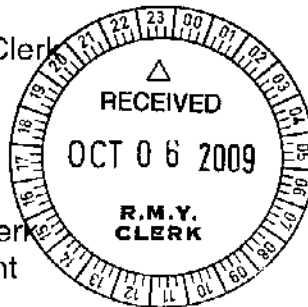
FILE No. - 1207

Corporate Services Department

City of Vaughan

Attn: Jeffrey A. Abrams, City Clerk
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Region of York

Attn: Denis Kelly, Regional Clerk
Corporate Services Department
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

Town of Halton Hills

Attn: Ms. Debbie Edmonda, Clerk
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

Region of Halton

Attn: Ms. Susan Lathan, Clerk
1151 Bronte Road
Oakville, ON L6M 3L1

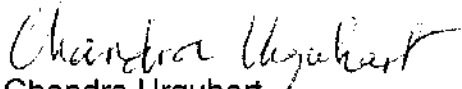
Re: Area Municipal Growth Plan Conformity Updates – Halton Region, Town of Halton Hills, City of Vaughan, and Region of York (File G65)

The following recommendation of the Planning, Design and Development Committee Meeting of September 21, 2009, was approved by Council on September 23, 2009:

- PDD224-2009
1. That the report from J. Given, Manager, Growth Management and Special Policy, and D. Grosvenor, Policy Planner, Planning, Design and Development, dated August 26, 2009, to the Planning, Design and Development Committee Meeting of September 21, 2009, re: **Area Municipal Growth Plan Conformity Updates – Halton Region, Town of Halton Hills, City of Vaughan, and Region of York (File G65)** be received; and,
 2. That staff be directed to continue to monitor the Growth Plan conformity exercises of area municipalities and advise Council of any further issues as necessary; and,
 3. That staff be directed to forward a copy of the subject report to the Region of Halton, Town of Halton Hills, City of Vaughan, and Region of York.

cont.../

Yours truly,



Chandra Urquhart
Legislative Coordinator
City Clerk's Office
Tel: 905-874-2116 Fax: 905-874-2119
e-mail: chandra.urquhart@brampton.ca
(PDD/ F3)

cc: J. Corbett, Commissioner, Planning, Design and Development
A. Smith, Director, Planning and Land Development Services
J. Given, Manager, Growth Management & Special Policy
D. Grosvenor, Policy Planner, Planning, Design & Development



Brampton

F3-1

Report

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

Date: August 26, 2009

File: G65 GP

DATE: September 21, 2009

Subject: Area Municipal Growth Plan Conformity Updates-Halton Region,
Town of Halton Hills, City of Vaughan, and Region of York

Contact: Janice Given, Manager, Growth Management & Special Policy
(905) 874-3459

Daniella Grosvenor, Growth Management Policy Planner
(905) 874-2061

OVERVIEW:

- Staff Report "Area Municipal Growth Plan Conformity Update", dated June 8, 2009, was presented at the June 22, 2009 Planning, Design & Development Committee Meeting, and was subsequently approved by Council on June 24, 2009.
- The City of Brampton has since received additional circulation on the Growth Plan conformity exercises of adjacent municipalities.
- This report serves as an update to the June 8, 2009 report and provides a summary of the Places to Grow conformity amendment process for the municipalities of Halton Region, Town of Halton Hills, City of Vaughan, and Region of York. A status update of the Halton-Peel Boundary Area Transportation Study (HPBATS) initiative is also provided.
- Halton Region is currently completing Stage 2 of its conformity process, *Sustainable Halton*, a comprehensive review of its Regional Official Plan which will include a preferred growth option.
- The Town of Halton Hills has not formally adopted a Terms of Reference and Work Program for its Growth Plan conformity process as the Town is awaiting the outcome of Halton Region's conformity work.
- Halton Hills requested a 12 month extension to the Province's conformity deadline, which was granted in July, 2009.
- In support of its conformity exercise, the City of Vaughan has released a background study in June 2009, titled, "Where & How to Grow: Directions on Future Growth in the City of Vaughan 2031".

- Vaughan's report recommends that over the Growth Plan planning horizon 30,000 units be directed to 12 key priority areas, 26,500 units to Greenfield areas, 2,000 units be considered for infill development and a remaining 6,500 units will need to be accommodated either within the City's intensification areas, designated Greenfield Areas, or through an urban boundary expansion.
- Council adoption of Vaughan's Places to Grow OP Amendment is scheduled for September, 2010.
- The Region of York released its draft Official Plan in June 2009, further to its *Planning for Tomorrow* initiative. This initiative emphasizes a sustainability planning framework and public engagement.
- York's draft Plan directs growth to existing urban areas, new community areas, towns and villages, and hamlets. Council adoption of the draft ROP is anticipated in November, 2009.
- City staff will continue to monitor the Places to Grow conformity process of adjacent municipalities, and assess and inform Council of the impacts of these initiatives to the City of Brampton.

Recommendations:

1. That the report titled, "Area Municipal Growth Plan Conformity Updates- Halton Region, Town of Halton Hills, City of Vaughan, and Region of York", dated August 26, 2009, be received.
2. That Council direct staff to continue to monitor the Growth Plan conformity exercises of area municipalities and advise Council of any further issues as necessary.
3. That Council direct staff to forward a copy of this report to Halton Region, Town of Halton Hills, City of Vaughan, and Region of York.

Background:

This report serves as a follow up to the June 8, 2009 report presented at the June 22, 2009 Planning, Design and Development Committee Meeting titled, "*Area Municipal Growth Plan Conformity Update*" which provided an overview of the Places to Grow conformity exercises being undertaken by the City of Mississauga, Town of Caledon, and the Region's of Peel, Halton and York. The report was approved by Council at its June 24, 2009 meeting.

Since the adoption of the June 8, 2009 report, the City of Brampton has received circulation of additional municipal reports and studies undertaken in support of respective Places to Grow conformity exercises. This report provides a summary of key findings of the recently received planning documents, status updates of

the applicable Places to Grow conformity exercises, as well as an assessment of impacts to the City of Brampton.

The Growth Plan, which governs growth in the Greater Golden Horseshoe to 2031, was brought into effect by the Province on June 16, 2006; it was adopted under the *Places to Grow Act*, 2005.

Region of Halton

The June 8, 2009 staff report previously informed Brampton Council that the Region of Halton was undergoing a two-staged process to bring their Official Plan into conformity with the Growth Plan. The first stage resulted in Regional Official Plan Amendment (ROPA) No. 37 which incorporates the basic requirements of the Growth Plan needed to satisfy the Province's conformity deadline of June, 2009.

The second stage of the conformity process is currently underway and will include the Region's 5-year comprehensive review of its Plan and will identify the necessary urban boundary requirements to accommodate Halton's future growth to 2031 through ROPA No. 38. ROPA 38 will also bring the Region's Plan into conformity with the *Greenbelt Plan*, the *Niagara Escarpment Plan*, ensure consistency with the *Provincial Policy Statement 2005*, and will incorporate the *Planning Act* reform.

With respect to an urban boundary expansion, the Region has identified a preferred growth option which will allocate additional growth to both the municipalities of Halton Hills and Milton (See Appendix 1: *Attachment #1 to Region of Halton Report #LPS69-09*, dated June 15, 2009). The preferred option is based on a collaborative planning process between the Region and the two local municipalities; the preferred option has recently been endorsed by Regional Council.

Preferred Land Use Option

The preferred land use option is based on a Milton-focused urban area expansion with some growth being absorbed by Halton Hills. The preferred option includes an expansion to the Town of Halton Hill's urban area boundary which will include the rounding out of the Hamlet of Stewarttown boundary and incorporating the Hamlet into the Georgetown Urban Area. The expansion of the 401/407 Employment Corridor lands is also proposed.

With respect to the Town of Milton, the preferred growth option will result in focusing additional development along two major north-south transportation corridors, Trafalgar Road and the future James Snow Parkway, and incorporating the proposed Education Village Area (consisting of half employment lands and

half mixed use/ residential lands) into Milton's urban area. The level of growth to occur specifically within Milton and Halton Hills has not been released to date. It is anticipated that draft growth forecasts for both municipalities will be included in the draft ROPA No. 38, scheduled to be released to the public in September, 2009.

Moving forward, Halton is working towards preparing draft official plan amendment policies for Stage 2 of its Places to Grow conformity exercise. A draft amendment is scheduled to be released for public review and comment in September, 2009. The amendment will incorporate policies pertaining to the preferred land use growth option required to satisfy the Region's growth needs to 2031 and the associated distribution of growth among Milton and Halton Hills.

Based on the Region's conformity exercise work schedule, public consultation on the draft Amendment will continue throughout the fall with Council adoption of Regional Official Plan Amendment No. 38 expected to occur in December, 2009.

Halton-Peel Boundary Area Transportation Study (HPBATS)

The Halton-Peel Boundary Area Transportation Study (HPBATS) commenced in 2007 and is intended to address provincial and inter-municipal transportation network requirements in the vicinity of the Halton and Peel boundary over the long-term planning horizon (2021-2031). The study will be carried out under the guidelines of a *Phase 1 and 2 Municipal Class Environmental Assessment* process (MEA, 2000), and is anticipated to be completed by year-end, 2009.

Halton's July 2009 forecasted population and employment targets were provided as input to the HPBATS initiative, however, HPBATS was on a two-year hiatus due to the ongoing *Sustainable Halton* initiative and lack of a preferred growth option. Since the preferred land use option was recently endorsed by Regional Council, HPBATS has now resumed (as of July, 2009). Additionally, the need for the Norval Bypass Study, which was originally initiated by the Town of Halton Hills to address the east-west transportation linkage requirements of the area, will be examined as part of the HPBATS process.

The Town of Halton Hills Council has passed several resolutions in anticipation of the study's findings. These resolutions include the following:

- That should any existing employment lands within the 401/407 Employment Corridor designated as part of the Halton Urban Area and the 401 Corridor Integration Planning Project be displaced or frozen as a consequence of the HPBATS, that the Town will require of the Region of Halton that such lands be relocated and serviced in a timely manner such that they can be utilized during the Town's current planning horizon

- That ROPA No. 38, or a separate amendment, contain appropriate policy directions to allow for the relocation of any displaced existing employment lands located within Halton Hills' Strategic Employment Land Area
- That Regional OP policies address the relocation of the Town's employment lands where there is not a requirement for a comprehensive review or study under the Growth Plan
- That HPBATS must appropriately address east-west transportation linkages across the Halton-Peel boundary

Ultimately, it is the Region of Halton's Council adopted preferred land use scenario that will impact Brampton. The preferred option will have a direct impact on the existing transportation network and proposed improvements, such as the North-South Corridor proposed to service Bram West. Directing growth to Halton Hills' 401/407 Employment Corridor and the Georgetown Area will further justify the need for a North-South Transportation Corridor to service the area and will help achieve the City of Brampton's objective to have an adequate level of transportation service for Brampton's Western area.

It is recommended that Brampton staff continue to monitor the *Sustainable Halton* initiative and review the Region's draft OP amendment, once released for public comment.

Town of Halton Hills:

To date, Halton Hills has focused its efforts in participating in the *Sustainable Halton* initiative. Given that *Sustainable Halton* is a regionally-led initiative which will ultimately determine the level of growth within Halton Hills to 2031, the Town has minimized its own Growth Plan conformity efforts until adoption of Regional Official Plan Amendment No. 38 (the Region's comprehensive Growth Plan amendment). Halton Hills has played an active role participating in discussions on the preferred land use growth option, and on the current Halton-Peel Boundary Area Transportation Master Plan Study.

Through council resolutions, Halton Hills has expressed its position on the Sustainable Halton initiative. The Region has been advised that the Town is supportive of Growth Option 2b (see Region of Halton Preferred Land Use Section above), that the Hamlet of Stewarttown boundary is to be rounded and that the Hamlet be added into the Georgetown Urban Area, and that no development occur on the urban boundary expansion lands until appropriate Official Plan policies have been established.

Status of Halton Hills' Conformity Exercise

As indicated within the Halton Hills Report #PDS-2009-0024, *Progress and Extension Deadline*, dated March 26, 2009, staff will report to Council at a future date on the establishment of a Terms of Reference and Work Plan to complete its own conformity exercise. The exercise would need to address the designation of urban lands, the delineation of key intensification areas, and refinements to agricultural, environmental, and aggregate resources policies. The Halton Hills 2008 approved Budget includes an allocated amount of funds that have been earmarked for the forthcoming Growth Plan conformity initiative. However, to date various background studies and discussions have taken place in support of Halton Hills' Growth Plan requirements.

The Town requested a 12 month extension in the spring to the Province's June 16, 2009 conformity deadline. The request was granted by the Province in a letter from the Ministry of Energy & Infrastructure, dated July 2, 2009. The Town is now seeking to adopt its Growth Plan OP amendment by June, 2010.

With respect to work undertaken to date, Halton Hills has completed several relevant studies. The *Sustainable Halton Growth Concepts Discussion Paper* was released in September, 2008, and the preceding *Sustainable Growth Discussion Paper* was completed in October, 2007. The studies completed by the Town thus far will feed into regional population and employment forecasts for the municipality, forming part of the forthcoming ROPA No. 38.

Additional studies are also underway which will also support the Town's conformity amendment process. The Town's *Intensification Opportunities Study* was completed and forms the basis for Halton Hill's Intensification Strategy to address opportunities for intensification. However, given that the Town does not have a provincially recognized Urban Growth Centre, it will not be required to achieve the Places to Grow intensification target of 150-200 people and jobs per hectare for Urban Growth Centres.

A second study, the Georgetown GO Station Area Land Use Study is also underway to assess development options for this GO station. A public open house is scheduled for September, 2009 pertaining to the draft secondary plan policies for the area. The Town's conformity exercise is anticipated to formally commence in the winter of 2010, following the completion of the Region's initiative.

Given the status of the Town of Halton Hills' conformity exercise, it is premature for Brampton staff to identify any impacts to the City of Brampton. It is recommended that Brampton staff continue to monitor the progress of the Town's conformity work and to conduct an assessment of impacts to the City at a future date.

City of Vaughan:

In November 2007, the City of Vaughan commenced its *Consolidated Growth Management Strategy-2031* process, the City's means for managing growth and change over the next 25 years. As part of its Growth Management Strategy, the City is currently undertaking an Official Plan Review which will bring the City's Plan into conformity with the Provincial Growth Plan.

The City is undertaking various studies in support of its OP Review which include the following:

- Where & How to Grow: Directions on Future Growth in the City of Vaughan to 2031 (Urban Strategies Inc.)
- Social Services Study (Urban Strategies Inc.)
- Employment Sectors Study
- Cultural Study (Authenticity, Archaeological Services Inc, Unterman McPhail Associates, and AECOM)
- Commercial Land Use Review (Urban Metrics)
- Transportation Study Update (Urban Strategies)
- Other focus area studies and Master Plans

Vaughan's "Where and How to Grow" report includes an analysis of the City's residential capacity and documents the City's land budget exercise in support of the OP update. The report concludes that Vaughan has sufficient land supply to meet its growth forecast needs to 2031, however, the City's current employment lands supply analysis study will provide final confirmation of this.

Based on the City's application of the Growth Plan policies, four land areas have been identified : a) the existing built-up area as of June 2006, b) the unbuilt designated Greenfield Areas, c) protected areas including the Greenbelt and Oak Ridges Moraine lands, and d) whitebelt lands (remaining rural and agricultural areas not restricted through environmental protection).

The report recommends that Vaughan's intensification growth, approximately 30,000 units, be directed to 12 key priority areas, 26,500 units be directed to Greenfield Areas, and 2,000 units be considered for infill development to 2031. Based on York Region's preliminary forecasts, a remaining 6,350 units will need to be accommodated for, either within the City's intensification areas, designated Greenfield Areas or through an urban boundary expansion.

By 2031, Vaughan is forecasted to have a residential population of 419,000 people and 276,000 jobs, resulting in an activity rate of 66%. Some of the unique challenges the City faces with conformity to the Growth Plan are the two proposed subway stations planned to connect to the existing TTC transit system,

presence of whitebelt lands which would require an urban boundary expansion to absorb any of the City's forecasted growth to 2031, and the quantity of environmentally protected lands located mostly within the City's northern limits. These issues will need to be addressed through the City's conformity process.

The next steps of the City's Official Plan Review include ongoing public and stakeholder consultation and release of draft OP land use schedules in the fall 2009. Release of the draft Official Plan will occur in January 2010, followed by Council adoption of a final Plan in September 2010.

No significant impacts to the City of Brampton are anticipated to arise from Vaughan's conformity process, however, it is recommended that Brampton staff continue to monitor the process of Vaughan's Transportation and Transit Master Plan due to the connection between Vaughan's transportation network and Brampton's, and the proposed GTA West Corridor Environmental Assessment covering parts of both Peel and York Regions.

Region of York:

Since the release of the City of Brampton's June 8, 2009 Planning, Design and Development Report titled, "Area Municipal Growth Plan Conformity Update", the Region of York has circulated its draft Regional Official Plan (ROP), dated June 2009.

The draft ROP is further to York's *Planning for Tomorrow* initiative, the Region's strategy on dealing with future growth which also seeks to address the Region's Places to Grow conformity exercise. A strong emphasis of the *Planning for Tomorrow* initiative is sustainability and public engagement. As such, the draft ROP is based on the framework of sustainable growth.

The draft Region of York Official Plan includes draft policies seeking to achieve conformity with the provincial Places to Grow Growth Plan plus the Region's Greenbelt Plan conformity requirements. City of Brampton staff undertook a review of the draft Regional Official Plan, particularly Chapters 5 and 7, which are incorporated into the Growth Management Section of the Plan, plus the implementation policies contained within Chapter 8 of the Plan.

Chapter 5, *An Urbanized Region: Building Cities and Complete Communities*, addresses the key conformity requirements of Places to Grow such as minimum density targets for the Region's four urban growth centres and Greenfield Areas. Chapter 7, "Servicing Our Population" relates to the servicing needs of the Region with a strong emphasis on sustainability.

The draft ROP identifies population and employment forecasts for each of the Region's 7 local municipalities, as well as residential intensification targets. The majority of the Region's intensification growth will be directed to regional centres and corridors, followed by some absorption of intensification growth within local (lower-tier) centres and corridors. The Region has formed a *Sustainable Development Through LEED* incentive program to promote intensification and high-density developments within key areas as defined in the Plan.

The draft ROP also seeks to promote complete communities within the Region, directing growth to intensification areas within existing urban areas, new community areas, towns and villages, as well as hamlets.

As part of its Places to Grow conformity exercise, the Region will be scheduling an Open House and Statutory Public Meeting for September 29 and October 7, 2009, respectively. Staff are scheduled to report back to Committee and Council at the Region's November 4, 2009, Planning and Economic Development Committee Meeting, which will be followed by Council adoption of the draft ROP in November, 2009.

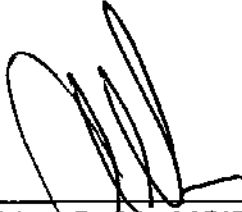
York Region's Official Plan Review process has some impact to the City of Brampton, predominantly transportation-related issues. The draft ROP schedules identify two proposed controlled access highways for which an alignment has not been defined, which are in close proximity to the Peel-York boundary. Additionally, Highway 7 has been identified by York as a Regional Corridor and Regional Rapid Transit Corridor. The lands within this area are reflectively identified as 'urban area' within the Plan. As such, the City of Brampton should continue to monitor the development of the York Region lands adjacent to the Peel-York Municipal Boundary and future road and transportation improvement projects affecting the area which may impact growth within the Brampton East area, as well as Brampton's transportation network.

Conclusion:

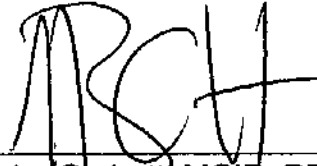
Brampton staff will continue to monitor area municipal and Regional Growth Plan conformity work, and will assess the impacts to the City of Brampton and provide updates to Council as required.

F3-10

Respectfully submitted,



Adrian Smith, MCIP, RPP
Director, Planning and Land
Development Services



John Corbett, MCIP, RPP
Commissioner,
Planning, Design & Development

Authored by: Daniella Grosvenor, Growth Management Policy Planner

F3-11

APPENDIX I:

**PREFERRED GROWTH OPTION- ATTACHMENT #1 TO HALTON REGION REPORT
LPS69-09**

F 5-12 Preferred Growth Option*

Attachment #1 (Amended)
To Report LPS69-09

* Preferred Growth Option refers primarily to the two designations of "Proposed Residential & Mixed Use Area" and "Proposed Employment Lands" as other elements of this map will be subject to further detailing through Regional Official Plan Amendment No. 38.

