



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Planning and Development

Date: February 11, 2019

Report No: PD-011-19

Subject: MAKING IT POSSIBLE – Positioning the Town for Growth and Economic Development Through Proposed Changes to Provincial Planning Policy

Recommendation: THAT Report PD-011-19 be received for information;

AND THAT Council express broad support in-principle to proposed Growth Plan Amendment 1 and request the Minister, Municipal Affairs and Housing proceed with the following as illustrated in Appendices “A” and “B” to Report PD-011-19:

- A. That the Minister undertake a mapping correction to remove the proposed “Provincially Significant Employment Zone” on the “Meritor Site” to facilitate mixed-use development;**
- B. That the Minister undertake a mapping correction to the proposed “Provincially Significant Employment Zone” within the Agerton Secondary Plan to only include lands north of the hydro corridor to facilitate mixed-use development;**
- C. That the Minister exclude lands within the MEV Secondary Plan from a “Provincially Significant Employment Zone” as currently proposed to allow mixed-use development;**
- D. That the Minister proceed with Growth Plan Amendment 1 in relation to the Britannia West Secondary Plan to allow residential development and that the Minister undertake a mapping correction to remove the “Provincially Significant Employment Zone” along its northern boundary;**



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- E. That the Minister proceed with Growth Plan Amendment 1 in relation to Milton's Future Employment Areas to support the designation of these lands for employment purposes in advance of the Region's Municipal Comprehensive Review (MCR).
- F. That the Minister proceed with Growth Plan Amendment 1 in relation to Settlement Area (Urban Boundary) Expansions in advance of the Region's MCR, with the caveat that expansions in excess of 40 hectares be considered in relation to Milton's "whitebelt" lands;
- G. That the Minister exclude the Bronte/Main lands from a "Provincially Significant Employment Zone" as currently proposed to facilitate mixed-use development;

AND FURTHER THAT the Clerk be directed to forward PD-11-19 and its related approved resolutions directly to the Premier of Ontario, Provincial Ministers of MMAH, MOECP and MTO, the President and CEO of Metrolinx/GO, the Chairman of the Region of Halton and Mayors of Milton's sister municipalities, all local MPP's and MP's, all relevant school boards, as well as directly to the Assistant Deputy Minister of the Ontario Growth Secretariat, Ministry of Municipal Affairs and Housing.

EXECUTIVE SUMMARY

Considerable changes to Provincial planning policy have been proposed by the current government via Amendment 1 to the 2017 Growth Plan. The changes provide new options for realizing Milton's Future Urban Structure and 'Making it Possible' ***through enhanced local decision-making***. Proposed changes to the Growth Plan will support the Town in positioning itself for future growth and economic development.

This report provides a summary of potential changes to Provincial planning policy. A discussion is also provided in regard to 'Making it Possible' and how these changes could be used support the Town's Strategic Initiatives (per Report ES-013-17) and Future Urban Structure (per Reports PD-023-18 and ES-003-18).



REPORT

Background

Amendment 1 to 2017 Growth Plan

In 2015, the Province undertook a Co-ordinated Provincial Plan Review, which resulted in several changes to the Growth Plan for the Greater Golden Horseshoe (GGH) that took effect on July 1, 2017. Following this, several implementation and transition issues were identified by affected upper-tier and single-tier municipalities, as well as the Town of Milton. On August 13, 2018, the Ministry advised that implementation would be paused to address these issues.

In the fall of 2018, the Province held a series of Implementation Working Group meetings with municipalities in the GGH, and the development industry. Milton planning staff participated in the meetings and reiterated several key concerns for the Town, including the need to be less prescriptive with respect to the 'adaptation' of some current employment areas to other high-density mixed-use areas (office, retail, residential) to promote job creation as directed by Council through Report ES-016-18 while maintaining appropriate protection of employment lands.

On January 15, 2019, in response to input from these Working Group meetings, proposed Amendment 1 to the Growth Plan was released, which is intended to:

1. Address potential barriers to increasing the supply of housing;
2. Create jobs; and
3. Attract new investment.

The effective date of Amendment 1 (if approved) will be the date specified by the Ministry. The deadline for providing comments on the Proposed Amendment is February 28, 2019.

Discussion

Summary of Proposed Changes

The following is a brief summary of proposed changes to the Growth Plan as a result Amendment 1, with a focus on new policy options for realizing Milton's Future Urban Structure and 'Making it Possible'. The maps provided in Appendix A and B have also been prepared to show where, in particular, new policies could be implemented to provide for future growth and economic development in Milton.

Settlement Area (Urban Boundary) Adjustments or Expansions:



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The proposed amendment would allow municipalities – including the Town of Milton – to make settlement area boundary adjustments or expansions in advance of a Municipal Comprehensive Review (MCR) by the Region of Halton, subject to the following:

- a) The adjustment or expansion would support the Town’s ability to meet intensification and density targets;
- b) Locational requirements in Section 2.2.8.3 of the Growth Plan are met;
- c) Affected lands are not rural settlement areas or located in the Greenbelt Area; and
- d) The settlement area is serviced and there is sufficient capacity to service affected lands.

In addition, for a settlement area boundary adjustment, the following applies:

- There can be no net increase in land within settlement areas.

For a settlement area boundary expansion, the following also applies:

- The amount of land added to the settlement area cannot exceed 40 hectares.

Conversion and Protection of Employment Areas:

The proposed amendment also provides for the ‘unlocking’ of designated employment areas for non-employment uses by allowing a one-time opportunity for employment area conversions (between the effective date of Amendment 1 and the next MCR), subject to the following criteria:

- a) There is a need for the conversion;
- b) There are no adverse impacts on the viability of employment areas or the achievement of intensification/density targets;
- c) There are existing or planned services in place; and
- d) A significant amount of jobs are maintained on the lands.

The proposed amendment also ensures the protection of employment lands by:

1. Allowing the Region of Halton (in consultation with its lower-tier municipalities) to designate employment areas adjacent to/near “major good movement



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facilities and corridors” and to incorporate these areas into Official Plans (by amendment) in advance of the next MCR;

2. Providing flexibility to the Region of Halton (in consultation with its lower-tier municipalities) to set density targets for employment areas; and
3. Allowing the Ministry to identify ‘Provincially Significant Employment Zones’ that can only be converted through an MCR (see below).

Provincially Significant Employment Zones:

The proposed Amendment introduces ‘Provincially Significant Employment Zones’, which are deemed significant to the regional/provincial economy yet vulnerable to conversion pressures/encroachment. They are therefore subject to enhanced protection. Employment areas within these zones would require provincial approval in order to be converted. It is anticipated that any conversions of employment lands in the zones would be considered as part of the next municipal comprehensive review. In total, 29 ‘Provincially Significant Employment Zones’ have been identified, including the following in Milton.

- a) Employment areas surrounding the proposed CN Logistic Hub Project (Tremaine Rd/Britannia Rd); and
- b) Employment areas generally along Highway 401 to Tremaine Road and employment areas generally along Highway 407, between the 401 and 403 Highways.

The majority of ‘Provincially Significant Employment Zones’ in Milton, as identified by the Province, are consistent with the Council endorsed Future Urban Structure, with the exception of the following, as highlighted on the maps in Appendix A and B:

- a) The ‘Meritor’ site which is envisioned by the Town for redevelopment into a high-density, mixed-use precinct given the site’s proximity to Downtown Milton;
- b) Lands south of the hydro corridor and north of Derry Rd in the Agerton Secondary Plan Area, which are envisioned as a Complete/Mixed-use Employment Community that will support the viability of the proposed Secondary GO Station at Derry and Trafalgar; and
- c) The northern edge of the Britannia West Secondary Plan, which is intended to be developed as a residential community.

Therefore, corrections to the location of these ‘Provincially Significant Employment Zones’ in Milton have been identified in the recommendations of this report and on



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maps in Appendix A and B , which should be shared with the Province in advance of the February 28, 2019 deadline for comments.

It is also noted that the following employment areas have not been identified as 'Provincially Significant Employment Zones', which is also consistent with the Council endorsed Future Urban Structure and would allow the Town to proceed with mixed-use development of these lands:

- Milton Education Village; and
- Bronte/Main lands

Intensification Targets and Designated Greenfield Area (DGA) Density Targets:

The proposed Amendment would also reduce the intensification and density targets that are to be met by the Region of Halton, as follows:

- A minimum of 50% of residential development occurring annually must be located within the 'built-up area'.
- Density of not less than 50 residents and jobs per ha must be achieved within designated Greenfield areas (land outside the built-up area).

Major Transit Station Areas:

The proposed Amendment enables the delineation of Major Transit Station Areas to happen in advance of an MCR, so that zoning and development can occur sooner. In addition, an MTSA can now include the area within 500 to 800 metre radius of a station.

Rural Settlements:

The proposed Amendment defines the term 'Rural Settlements' and allows for the minor rounding out of these settlements, provided that they are not located within the Greenbelt and that the rural character of the area is maintained. It is noted that Milton's rural settlements (i.e., hamlets) are located within the Greenbelt and this opportunity for rounding out would therefore not apply to the Town.

Agricultural System and Natural Heritage System:

The 2017 Growth Plan identified an Agricultural System and Natural Heritage System for the GGH. The proposed Amendment clarifies that:

- a) Provincial mapping of these systems does not apply until it has been implemented within the Halton Region Official Plan;
- b) Until then, the 2017 Growth policies for the Agricultural System and Natural Heritage System will apply to mapping in the Town's current Official Plan; and



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- c) Refinement of Provincial mapping can occur at the time of initial implementation through the Official Plan. Following that, it can only be refined through an MCR.

Making it Possible: Potential Tools and Opportunities for Milton

The following table provides a discussion of how the Town could potentially implement new policies and flexibility proposed by Amendment 1 to the Growth Plan to support the Town’s Strategic Initiatives and Future Urban Structure, as endorsed by Council.

INITIATIVE	STRATEGIC DIRECTION	MAKING IT POSSIBLE
Meritor Site	<ul style="list-style-type: none"> • Employment ‘adaptation’ of the Meritor Site to facilitate the development of a high-density, mixed-use precinct 	<ul style="list-style-type: none"> • Request that the Minister remove the ‘Provincially Significant Employment Zone’ on the Meritor Site, as shown in Appendix A and B.
Agerton Secondary Plan	<ul style="list-style-type: none"> • Development of a Major Transit Station Area (GO Station at Derry and Trafalgar). • Complete/Mixed-use Community between the hydro corridor and Derry Road. • Office Priority Employment Area, between Highway 401 and the hydro corridor. • Incorporate the CP lands (which are currently outside of the urban boundary) facilitating the development of a cohesive higher density mixed-use community. 	<ul style="list-style-type: none"> • Request that the Minister correct the proposed ‘Provincially Significant Employment Zone’ to only include lands north of the hydro corridor in the Agerton Secondary Plan, as shown in Appendix A and B. • Request that the Minister consider urban expansions in excess of 40 hectares to facilitate the addition of the CP lands into the Agerton Secondary Plan in advance of the MCR by the Region of Halton.
Trafalgar Secondary Plan	<ul style="list-style-type: none"> • Supports transportation and higher-order transit service along the Trafalgar Road (inter and intra-regional) 	<ul style="list-style-type: none"> • No new tools/opportunities required to realize Future Urban Structure.
Milton Education Village Secondary Plan	<ul style="list-style-type: none"> • Complete/Mixed-use Employment Community (including knowledge based employment and residential uses) • Future home of Laurier University. 	<ul style="list-style-type: none"> • Proposed changes to the Growth Plan supports the mixed-use vision for the MEV. The MEV lands are not identified as a “Provincially Significant Employment Zone”, as shown in Appendix A and B. • The Town could ‘un-lock’ currently designated employment lands within the MEV that are intended to be developed as a mixed-use higher density community, consistent with the Town’s Future Urban Structure, via the one-time conversion window proposed by Amendment 1 to the Growth Plan in advance of the Region’s MCR.



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<p>Britannia West Secondary Plan</p>	<ul style="list-style-type: none"> Secondary Plan process to be initiated beyond 2019 	<ul style="list-style-type: none"> The proposed amendment facilitates lower density residential uses on these lands as a result of the new minimum greenfield density target for the Region and is consistent with Milton’s Future Urban Structure. Request that the Minister correct the proposed ‘Provincially Significant Employment Zone’ to not include any lands within the Britannia West Secondary Plan, as shown in Appendix A and B.
<p>Future Employment Areas (along Tremaine south of MEV, along RR25 south of Britannia (including lands adjacent to Rattlesnake Point Golf Course, and along the 407 Corridor)</p>	<ul style="list-style-type: none"> To be planned for future employment growth. 	<ul style="list-style-type: none"> Request the Minister incorporate the Milton Future Employment Areas, (as shown in Appendix A and B) into the Region’s and Town’s Official Plans in advance of the next MCR.
<p>Settlement Boundary Expansion</p>	<ul style="list-style-type: none"> To be planned for future residential/mixed-use growth. 	<ul style="list-style-type: none"> The proposed amendment would allow the Town to make settlement area boundary adjustments or expansions in advance of Halton Region’s MCR. Request the Minister consider urban expansions in excess of 40 hectares to facilitate the inclusion of the Milton “whitebelt” lands within the Urban Boundary as identified in Appendix “A”.
<p>Bronte/Main lands</p>	<ul style="list-style-type: none"> Employment ‘adaptation’ of lands in the vicinity of Bronte/Main to facilitate proposed a mixed-use precinct. 	<ul style="list-style-type: none"> Proposed changes to the Growth Plan supports the mixed-use vision for lands in the vicinity of Bronte/Main (as identified in Appendix A and B) Request the Minister proceed with not identifying Bronte/Main as a “Provincially Significant Employment Zone”.

Financial Impact

There is no immediate financial impact to the Town of Milton in relation to PD-11-19.



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Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Planning and Development

For questions, please contact: Nancy Reid, MES, MCIP, RPP, Phone Ext. 2332
Senior Planner Policy

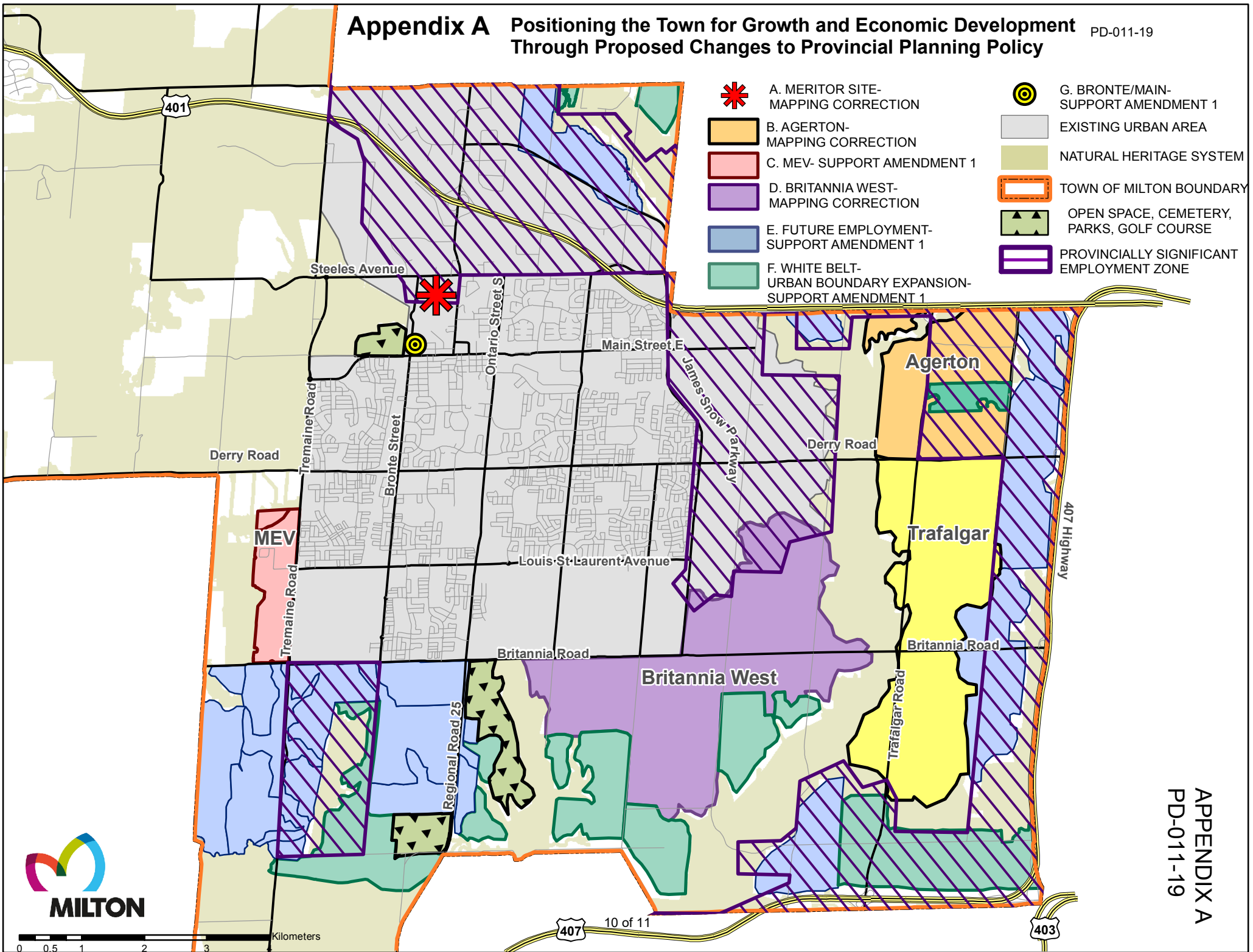
Attachments

Appendix A – Positioning the Town for Growth and Economic Development Through
Proposed Changes to Provincial Planning Policy
Appendix B – Proposed Provincially Significant Employment Zones

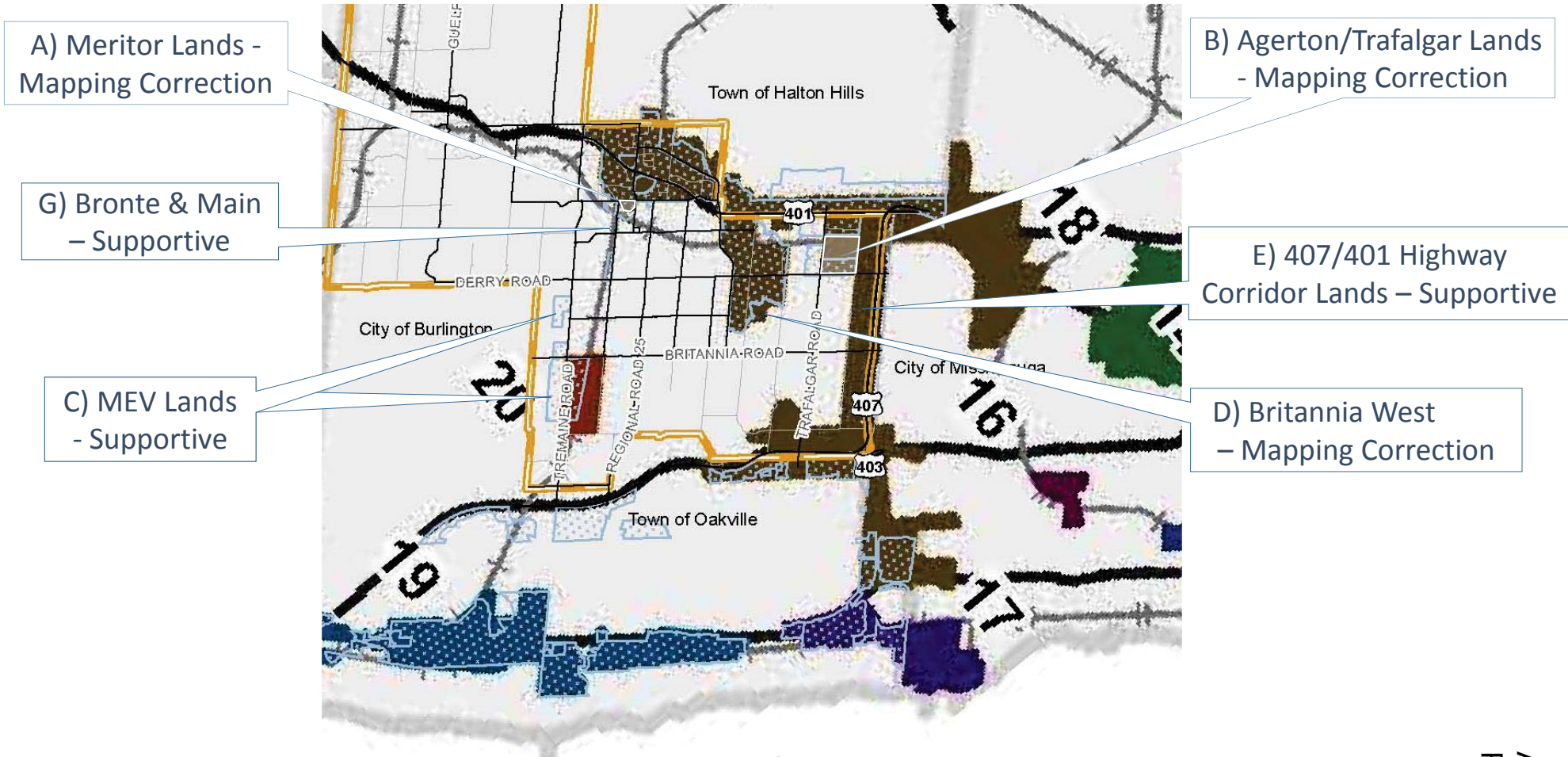
CAO Approval
William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF
Chief Administrative Officer

Appendix A Positioning the Town for Growth and Economic Development Through Proposed Changes to Provincial Planning Policy

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APPENDIX B



Proposed Provincially Significant Employment Zones