

Subject: Website Delegation Request - Wendy Roberts -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Wednesday June 16th 2021 10:02 AM with reference number 2021-06-16-105.

<https://forms.milton.ca/Management/Response/View/45609dc7-0701-4fa7-8f8e-b3a2be8da6dd>

Application Information

- **First Name:**
Wendy
- **Last Name**
Roberts
- **Email Address:**
- **Phone number:**
- **Street Address:**
- **Town**
Milton
- **Postal Code:**
- **Are you representing a group?**
No
- **Council Meeting Date**
6/21/2021
- **Please indicate how you intend to interact with the online Council Meeting**
Both audio and video

- **Please describe the issue you intend to present:**

This is regarding the comments the Town will provide to the Region re the Region's Official Plan Review and the Growth Concepts. I am submitting a request to delegate to ensure it is received within the timeframe required. However, I may withdraw my request, depending on the response I receive from Town Planning staff and when. Report DS-055-21 was made available yesterday. I have reviewed it and the appendices attached. I have sought some clarification on a few points from Town Planning Staff at my earliest opportunity, i.e. this a.m.

- **Please describe specific actions you want Council to take:**

I will know better once I receive the answers to my questions from Town Planning staff. Please see the questions posed further below.

- **Staff Report Number (if known)**

DS-55-21

- **Please provide your comments in support of or in opposition to the staff recommendation:**

Before I can provide comments in support of or in opposition to the staff recommendation, I need some additional information and have asked for the following:

1. I have asked how the Town's recommended modified Concept #4 compares with the current Concept #4 with regards to:

- a) Intensification/Greatest Greenfield (Urban Boundary) Expansion (current Concept #4 is 50%)
- b) New Community Land Area (current Concept 4 is 2,080 hectares)
- c) New Employment Land Area (current Concept 4 is 1,220 hectares)
- d) Total New Land Area (net) (current Concept 4 is 3,300 hectares)
- e) Total New Land Area (gross) (current Concept 4 is 3,900 hectares)

The above was in chart form, but the delegation request form did not allow me to cut and paste the chart here. I suspect some of the figures I am requesting may be in Table 9 of Appendix A (page 6), but I want to be certain so I am not comparing apples with oranges.

2. I have asked what the Town's modified Growth Option #4 is recommending be the distribution of Units by Policy Area for the Town of Milton as compared with Table 4 on page 4 of Appendix A) for the years 2023 – 2051. Table 4 of Appendix A provides the following Units by Policy Area

Built-Up Area Unit Demand Singles/Semis - 4,520 Rows - 36,160

Apartments - 49,720 - What is Town staff recommending be the distribution for Milton?

DGA Unit demand Singles/Semis - 61,529 Rows - 30,225 Apartments - 4,130 - What is Town staff recommending be the distribution for Milton?

Rural Area Unit Demand Singles/Semis - 936 Rows - 0 Apartments - 0 - What is Town staff recommending be the distribution for Milton?

DGA Unit Mix (%) Singles/Semis - 64% Rows - 31% Apartments - 4% - What is Town staff recommending be the distribution for Milton?

The above was also presented in chart form to Town Planning staff, but I could not cut and paste the chart here.

I did not raise this with Town staff, but will if I end up delegating. On the topic of apartments and need for more rental housing, according to a January 15, 2020 report by Canada Mortgage and Housing Corporation's (CMHC), the rental housing market in the Greater Toronto Area (GTA) remains tight. High home ownership costs coupled with tightened mortgage regulations have encouraged residents to continue to seek or remain in rental accommodation. Milton's and Halton Hill's vacancy rate is at approx. 1.5% or half of "what is considered a healthy rental market". The insufficient supply of rental units continues to place downward pressure on the overall rental vacancy rate. In the last five years (2014-2019), about 900 purpose-built rental units were added to Halton's rental housing stock. This represents a 6% increase from 14,400 to 15,300 units. Most (over 90%) of the units are in Oakville and Burlington. Over half (58%) of the units are two-bedroom and 32% are with one-bedroom. A vacancy rate of 3% is generally considered the minimum for a healthy rental market. Halton's vacancy rate for purpose-built apartments stands at 1.9%. The vacancy rate in neighbouring Hamilton is 4.5%. As indicated above, Milton's is at 1.5%. The cost to purchase a home or even a condo in Milton is high, especially for those just getting into the market. Thus, rental units are all that is available for many. If the Town is serious about having a full range of housing options and "balanced" growth, it appears there is a need for more apartments in Milton (which also provides the density needed for a viable transit system).

I did raise this with Town staff - I note that on page 4 of the Town Staff report (in bold), it states: "... there is very little difference between the various growth options in terms of GHG emissions". I was on a call with the Regional planning staff recently and was advised that the Region will be releasing its report about the GHG analysis of the

growth concepts in advance of their June 29th PIC. The conclusion that there was very little difference between the growth options in terms of GHG emissions was based on data extrapolated from a Halton Hills study and not the result of a thorough or complete analysis of each growth concept. I checked the Region's website the morning of June 16th and was not able to find the report and so I have followed-up with Regional Planning staff to ask if the report is available or if it will be available prior to Milton's June 21st Council meeting.

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**

Yes I give my permission

[This is an automated email notification -- please do not respond]



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