April 12, 2022

Regional Chair Carr and Members of Regional Council
c/o Office of the Regional Clerk
1151 Bronte Road
Oakville ON L6M 3L1

Via E-Mail: regionalclerk@halton.ca

Dear Chair Carr and Members of Regional Council:

RE: Integrated Growth Management Strategy – ROPA 49

Thank you for the opportunity to provide comments in response to Staff report *LPS32-22 – Statutory Public Meeting ROPA 49*, being presented as part of the April 13, 2022 public meeting agenda.

Our submission provides input into this incredibly complex discussion in an effort to find a balanced approach to future growth that compliments the long-range vision of the Region and its respective municipalities. It is our opinion that a balanced approach should include the following priorities and objectives:

1. address housing supply and affordability by supporting market-based choice;
2. provide shovel ready employment land supply for new businesses and jobs to compete on the national and international stages;
3. protect and enhance the Region's Natural Heritage System;
4. support growth that will contribute to reducing the impacts of Climate Change, preserve Agricultural Land and support a local food supply;
5. protect and promote job creation and a diversified economy;
6. deliver community uses such as parks, community centres, schools, hospitals and places of worship;
7. balance the impact of growth on stable neighbourhoods and planned communities while planning for appropriate densities in intensification areas such as Major Transit Station Areas (MTSAs), nodes and corridors;
8. make efficient use of existing and planned Regional infrastructure; and,
9. consider the local context and vision by acknowledging that the four local municipalities are at different stages of their community build-out.

Based on our review of the Staff report and ROPA 49 policies, we believe a number of the above priorities and objectives are at risk.

We fully appreciate the hard work and community engagement that has been undertaken over the past many months (and we supported the recommended growth option presented by Staff at the November 17, 2021 and February 9, 2022 workshops), but the current draft ROPA only accommodates growth to 2041,

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while providing a 'framework' to plan for future growth from 2041 – 2051; and we don't fully understand how (1) this approach conforms to Provincial policy, and (2) meets the needs of the local municipalities.

The Staff recommended growth option presented at the November 17, 2021 and February 9, 2022 workshops met planning for growth to 2051 and would have delivered:

1. a significant shift to apartments, but also housing choice and housing supply which would continue to attract families to Halton Region;
2. transit supportive and walkable communities, including intensification of the nodes and corridors;
3. development of key community services like hospitals, places of worship and community parks;
4. continued economic development with shovel ready land supply for new businesses and jobs;
5. the local context and vision of each municipality; and,
6. the continued protection of stable neighbourhoods throughout the Region.

Overall, we believe ROPA 49 as currently drafted does not provide the balanced approach to growth as was recommended by Staff in the previous reports.

We are community builders of residential, employment/office, and retail across all four municipalities and we are committed to working with the Region and our municipal partners to provide the foundation for continuous housing choice and housing supply, as well as shovel ready employment lands for those who are going to call Halton Region home.

Thank you for your time in considering our submission and we look forward to continue being a part of these significant discussions.

Sincerely.

Jason Sheldon, MCIP, RPP
Executive Vice President, Land Development