September 29, 2022

Submitted online

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
13th Floor, 777 Bay Street
Toronto, ON M7A 2J3

Attention: Jennifer Le

Dear Ms. Le:

RE: Approval to Amend a Municipality's Official Plan – ROPA 49 Region of Halton
Comments Submitted on behalf of The Remington Group Inc.
ERO No. 019-5684
Ministry Reference No. 21-OP-215006

Thank you for the opportunity to provide input into the subject Official Plan Amendment.

The Remington Group is a community builder with lands across the Greater Golden Horseshoe, being in business for over 60 years, and we are heavily invested in the Region of Halton. We build a full range of housing types from low-density to high-density apartments, as well as, planning and delivering a wide range of jobs from logistic warehousing through to office. Based on this, we take a holistic approach when reviewing and commenting on the Region of Halton's ROPA 49 document.

As background, we were directly involved through the entire Region of Halton Integrated Growth Management Study – ROPA 49 process, participating in the public meetings and providing input in an effort to find a balanced approach to growth that would deliver the foundation for continuous housing choice and housing supply, as well as shovel ready employment lands for those that are going to call Halton Region home.

Attached to this letter are copies of the correspondence we have made to Halton Region throughout the process, including letters of February 15, 2022 and April 12, 2022, as well as a joint submission we made with Mattamy Homes, dated July 2021.

Halton Region staff had done an exemplary job in presenting an official plan amendment that showed reasonable boundary expansions in both the Town of Milton and the Town of Halton Hills to deliver housing and jobs to 2051 – the staff report and draft ROPA were presented at the November 17, 2021 and February 9, 2022 meetings of Regional Council (links below and plan attached).

Our position remains – we supported, and continue to support, the recommended growth option presented at the above Regional Council meetings, and we continue to believe that the current draft ROPA 49 before you today does not conform to Provincial policy or meet the needs of the local municipalities to deliver housings and jobs to 2051.

With the above, we respectfully request that you consider review and approval of the Region staff led ROPA 49 (based on professional planning / expert opinion, recognizing local plans and priorities) that was presented at the November 17, 2021 and February 9, 2022 meetings of Regional Council (plan attached), with the lens of a deeper review and analysis of the phasing policies related to the Town of Milton. More specifically, our belief is that the phasing should be adjusted to allow growth to be advanced into earlier phases should market demand be there – this would ensure a steady release of greenfield supply of both housing and jobs through to 2051.

Thank you for your time in reviewing and considering our submission and we are available at your convenience should you have any questions or require any additional information.

Sincerely,

Jason Sheldon, MCIP, RPP
Executive Vice President, Land

Encl.

Copy to: Christopher Bratty, President, Land Development and Investments

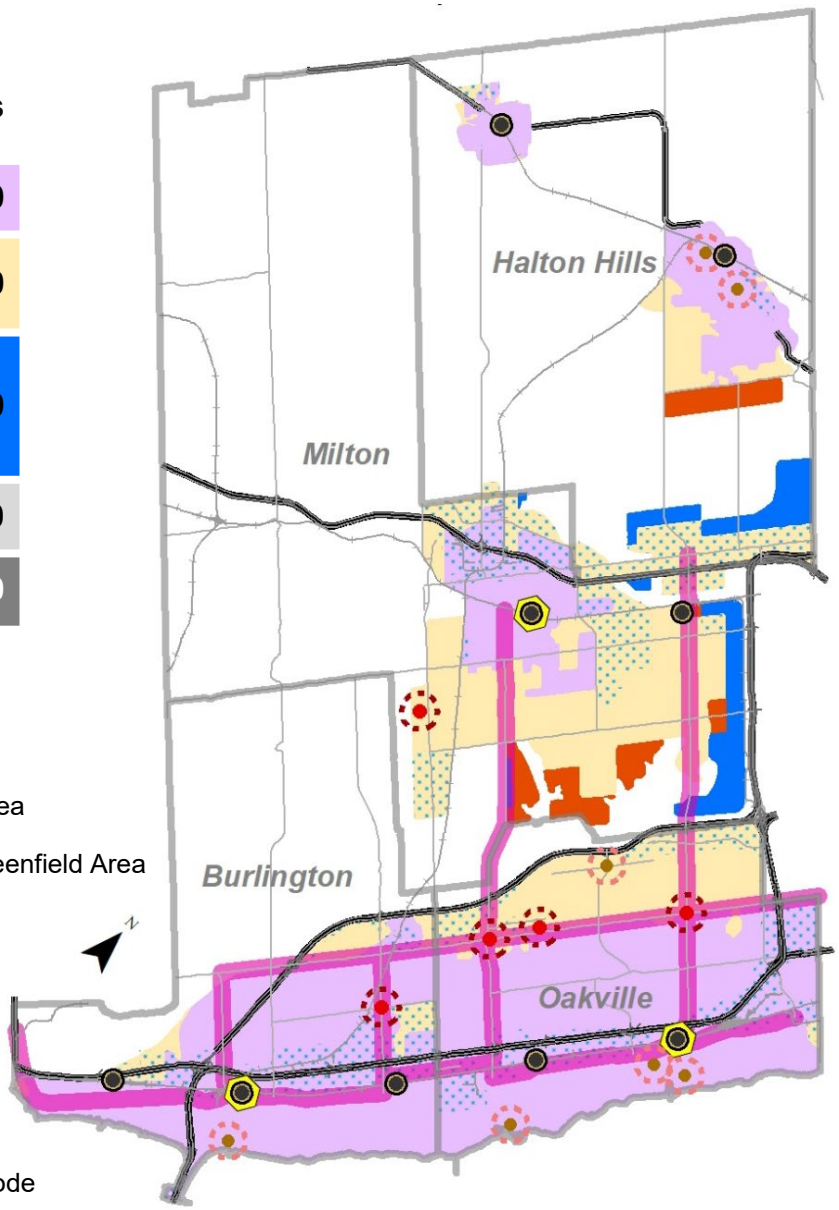
Links:
November 17, 2021 meeting of Regional Council
https://edmweb.halton.ca/OnBaseAgendaOnline/Meetings/ViewMeeting?id=4266&doctype=1

February 9, 2022 meeting of Regional Council
https://edmweb.halton.ca/OnBaseAgendaOnline/Meetings/ViewMeeting?id=4287&doctype=1

Overview

	Population	Jobs
Built-Up Area	115,000	60,000
Existing Designated Greenfield Area	151,000	61,000
New DGA (Community Area)	62,000	29,000
New DGA (Employment Area)	n/a	
Rural Area (including Hamlets)	4,000	400
Total	332,000	150,000

New Community Area	1,050 ha
New Employment Area	1,070 ha
Total New DGA	2,120 ha

Legend

- New Community Area
- New Employment Area
- Existing Employment Area
- Existing Designated Greenfield Area
- Built-Up Area
- Municipal Boundary
- Urban Growth Centre
- Major Transit Station
- Primary Regional Node
- Secondary Regional Node
- Regional Corridor