SUBJECT: Region of Halton 2020 Allocation Program

TO: Mayor and Members of Council

FROM: Community Planning Department

Report Number: PL-10-20

Wards Affected: Ward 6

Related File Numbers: 520-02/08, 505-06/15, 520-09/15 and 510-03/15 [24T-15003/B]

Date to Committee: February 11, 2020

Date to Council: February 24, 2020

Recommendation:

Endorse the distribution of servicing allocation through the 2020 Regional Allocation Program to the landowners / developers of lands described in the Allocation Request (attached as Appendix 1 to community planning department report PL-10-20), and as shown on the Allocation Request Map (attached as Appendix 4 to community planning department report PL-10-20); and

Authorize the Director of Community Planning to endorse any minor changes to the distribution of servicing allocation which may arise as the Region advances the program; and

Direct the Clerks Department to forward a copy of community planning department report PL-10-20 together with Council resolution to the Region of Halton and the Towns of Oakville, Milton and Halton Hills.

PURPOSE:

- To present an overview of the Halton Region 2020 Regional Allocation Program as it relates to the Tremaine Dundas Secondary Plan area and associated development applications.

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth
- Support sustainable infrastructure and a resilient environment

Background and Discussion:

The Halton Region Allocation Program represents a financing plan for growth-related infrastructure needs to be approved by Regional Council prior to greenfield growth proceeding. The Allocation Program address infrastructure required to support growth for a determined period and geography, in accordance with the approved Best Planning Estimates. The 2020 Allocation Program represents an update to the 2012 program. On November 20, 2019, Regional Council approved recommendations contained in Regional Report No. FN-46-19/PW-50-19/LPS112-19, endorsing Allocation Program Option 1, which included up to a total of 19,329 single detached equivalent units (SDEs) across Halton Region, including the allocation of up to 495 SDEs to the City of Burlington. A copy of the Regional report is attached as Appendix 2 to this report.

In February 2016 applications for Official Plan Amendment, Zoning By-law Amendment and Subdivision were made by Evergreen to develop the lands on the west side of Tremaine Road between Dundas Street and Highway 407. In December 2017 Evergreen appealed the application to the Ontario Municipal Board on the basis of non-decision by City Council.

The Tremaine Dundas Secondary Plan lands (TDSP or subject lands) was approved by the Region in May 2019 but has been appealed by a third party and is currently before the Local Planning Appeals Tribunal (LPAT). The subject lands are shown on the map provided in Appendix 3. Evergreen has requested that LPAT adjourn its private appeal, to be brought on at a further hearing once the appeal of TDSP has been resolved.

The TDSP represent some of the final developable greenfield lands in the City. Evergreen Community (Burlington) Ltd. (Evergreen) has expressed interest in the allocation program as the owners of 67 hectares of developable land within the TDSP. A copy of the Evergreen Request for Allocation is attached as Appendix 1.

The following table depicts the SDEs that have been included in the allocation request made by Evergreen, on the subject lands. Units are distinguished from SDEs due to Halton Region’s determination that medium and high-density units have reduced servicing demands relative to the higher demand of low-density units.

Unit Type	Units	SDE
Low Density (Single Detached Dwellings, Rear Lane Detached)	335	335
Medium Density (Townhouse Dwellings, Rear Lane Townhouse)	160	121.6
High Density (Stacks, Back-to-Back Stacks, Apartment, Mixed -Use)	40	18
Total	**555**	**495**

In order for the Evergreen development to utilize allocation from this program and achieve registration, the developer will be required to satisfy any conditions required by LPAT perquisite to the issuance of draft plan approval. They will also be required to revise the draft plans as necessary in order to satisfactorily address specific technical and design issues identified by the City and its partner agencies. In anticipation of 2020 LPAT resolutions of the Secondary Plan, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, staff recommends the reservation of allocation by Evergreen Community (Burlington) Ltd. This endorsement by Council of the requested servicing allocation will serve to facilitate development of the Council approved TDSP, or of the Secondary Plan as decided by LPAT.

Once resolved, it is anticipated that the subject lands will be developed over a period of six to ten years.

In conclusion, staff recommends that Council endorse the distribution of servicing allocation through the 2020 Regional Allocation Program to the lands shown in Appendix 4, to Evergreen Community (Burlington) Ltd.

Financial Matters:

The 2020 Regional Allocation Program is envisioned to accommodate six years of growth (Best Planning Estimate) on the subject lands.

Total Financial Impact

Not applicable

Source of Funding

The purpose of the Halton Region allocation program is to ensure that costs of servicing development on greenfield lands are paid, through the development of those lands, to the Region in advance of the development of units necessitating those services.

Other Resource Impacts

Not applicable

Climate Implications

The TDSP provides the policy basis for an integrated and sustainable approach to community design. It provides guidance to future development within the area in a manner that supports and enhances the natural heritage system while integrating a mix of employment, mixed-use and residential in a way that supports community connectivity within and outside the area. The Evergreen Community (Burlington) Ltd. applications generally align with these objectives of the secondary plan.

Enterprise Risk:

Not applicable

Engagement Matters:

Notice of the Evergreen applications and request for comment was circulated to properties within 120 metres in February 2016.

The TDSP process provided notification to owners and tenants within 300 metres of the Secondary Plan areas subject lands and provided multiple public workshops and Public Information Centre between 2007 and 2018. A Statutory Public Meeting and Council's consideration of the recommendation report for the TDSP took place in May 2019.

Conclusion:

In conclusion, the expression of interest received from Evergreen Community (Burlington) Ltd. supports the achievement of a number of important priorities for the City. Priorities include the comprehensive build out of greenfield lands, an increase in the supply of mixed use employment and residential uses, and the implementation of important infrastructure required to complete this neighbourhood.

Respectfully submitted,

Brynn Nheiley

Manager of Development Review

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Appendices:

1. Evergreen Request for Allocation
2. Regional Report No. FN-46-19/PW-50-19/LPS112-19
3. Tremaine Dundas Secondary Plan Map
4. Allocation Request Map

Notifications:

Curt Benson, Region of Halton

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Council. Final approval is by the City Manager.