



March 4, 2022

Altus Group Economic Consulting
33 Yonge Street Suite 500,
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Attention: Daryl Keleher, Senior Director

Thank you for your comments dated October 7, 2021, regarding the draft growth assumptions presented at the development stakeholders meeting on September 15th, 2021. Town staff and Watson and Associates Economists Ltd. (Watson) have reviewed your comments and questions and the attached is our response.

It is important to note that the Town's 2021/2022 Development Charges (DCs) by-law update is an interim update, in order to address the expiration of the current DC by-law on September 1, 2022 and the requirements of the amended *Development Charges Act* and *the Planning Act*.

Accordingly, as discussed in the attached, the Town is proceeding with the best information available at this time to inform the anticipated growth forecast, in advance of the conclusions of the Halton Region's Municipal Comprehensive Review (MCR) or of the on-going appeals regarding the Vision Georgetown Secondary Plan. The Town anticipates undertaking its next DC background study and by-law process in advance of the expiry of the 2022 DC by-law (i.e. prior to 2027). Any changes to the underlying growth assumptions arising from the Halton Region's MCR or the appeals will be addressed in the next review.

If you require further information, please do not hesitate to contact me (jkim@haltonhills.ca) or Scott O'Donnell (sodonnell@haltonhills.ca).

Thank you,

Jinsun Kim
Senior Manager of Financial Planning & Budgets

Cc: Bronwyn Parker, Director of Planning Policy & Planning & Sustainability
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Memorandum

To	Jinsun Kim
From	Andrew Grunda
Date	February 22, 2022
Re:	Questions/Comments Received from Southwest Landowners Group Inc. Regarding Town of Halton Hills' Development Charges Draft Growth Forecast

Fax Courier Mail Email

The Town of Halton Hills (Town) received a memorandum from Altus Group on behalf of the Southwest Georgetown Landowners Group Inc. dated October 7, 2021. The memorandum presents their questions and comments following a review of the preliminary draft forecast presented at the September 15, 2021 developer consultation meeting. We have reviewed the memorandum and provide the following in response to matters raised. Our responses to the questions in the letter are provided separately from the comments in the Altus memo. The comments from the memorandum are provided below, in italics, along with our response.

- 1) The housing forecasts for the Vision Georgetown area have changed significantly from the 2017 DC Study, with the proportion of singles/semis decreased from 63% to 44%, and the share of multiple dwellings increasing from 21% to 41%. It is understood that the revised unit mix reflects the Secondary Plan being adopted by the Town and approved by the Region. However, given on-going appeals, what will the Town's approach be if unit counts or unit mixes are changed through mediation or a future OLT hearing?*

The Town is completing the development charges (D.C.) background study and by-law at this time in response to the expiration of the current D.C. by-law on September 1, 2022. As such, the Town is proceeding with the best information available at this time to inform the anticipated development forecast.

The Town anticipates undertaking its next D.C. background study and by-law process in advance of the expiry of 2022 D.C. by-law, i.e. prior to 2027. This accelerated timing is to address changes in the anticipated development arising from the Halton Region Municipal Comprehensive Review (M.C.R.) and associated master plans assessing the corresponding increase in need for service of development. Any changes to the underlying anticipated development assumptions arising from mediation would be addressed in that upcoming review. Moreover, if the changes were significant and



required attention before the next update, the Town could consider amending the 2022 D.C. by-law as necessary.

2) *The housing forecast for the Georgetown Built-Up Area (BUA) have decreased significantly, with the 15-year housing forecast declining from 4,919 units in the 2017 DC Study to 2,861 units in the 2021 DC materials. The 2017 DC Study was based on an estimated decline in existing population in existing BUA units of 2,099 persons – while the 2021 DC materials estimate that this decline will only be 368 persons. The reduced decline in existing population in existing units means that fewer housing units are needed in the DC housing forecast to achieve the planned population. Similarly, Town-wide, over a 15-year period, the 2017 DC Study forecast a decline of 0.146 PPU, or 3,099 persons out of 21,203 existing units, while the 2021 DC materials forecast a decline of only 0.026 PPU, or a decline of 587 persons out of 22,564 units.*

What is the basis for the significant reduction in estimated decline in population within existing dwelling units?

The presentation and materials provided at the stakeholder meeting expressly identified that the long-term growth forecast was derived from Region of Halton Integrated Growth Management Study (2018), Regional Official Plan Amendment 38 (2011), and 2011 Halton Region Best Planning Estimates (B.P.E.). The forecast continues to use the B.P.E. growth forecast for population growth until the Halton Region M.C.R. process has been completed and approved. As a result, the long-term B.P.E. population growth target for the Town of Halton Hills remains unchanged from the 2017 D.C. Background Study.

While the broad population target remains unchanged, the inputs related to the average number of persons per unit (P.P.U.), housing development by structure type, and location of development have been updated based on the most recent data available at the time of preparing the draft 2022 D.C. Background Study. Updates to the Town's P.P.U. forecast are based on both standard and custom data available from Statistics Canada regarding average P.P.U.s for total households as well as average P.P.U.s for new dwellings (aged 1 to 15 years) by structure type. A summary of the average new unit P.P.U. by structure type is provided below. Consideration has also been given to the Halton Hills P.P.U. forecast for total households over the 2022 to 2031 projection period based on the results of the draft Halton Region MCR. In summary, the P.P.U. forecast related to total households is tracking higher than previously anticipated under the Halton Region 2011 B.P.E. This means that fewer households are required to achieve the Town's 2031 O.P. population forecast.



Description	2017 D.C. Study	Draft 2022 D.C. Study
Singles and semi-detached	3.48	3.505
Multiples	2.47	2.354
<3 bedrooms	2.04	1.657
3 bedrooms or more	2.81	2.465
Apartments	1.49	1.637
One bedroom or less	1.27	1.333
Two bedrooms or more	1.70	1.808

3) *The population forecast by 2031 in the 2017 DC Study was 91,885 persons but is only 83,823 persons by 2031 in the 2021 DC Study. The Town's Official Plan sets out the 2031 population and employment targets at 94,000 persons and 40,000 jobs, however the 2021 DC materials show a 2032 population of 83,823 persons, which assuming undercount of 3%, equates to a population of just 86,337 persons, or approximately 7,600 persons less than planned for in the Town's OP. The 2021 DC materials postpone the achievement of the 91,885 persons (roughly 94,000 persons after accounting for undercount) by 2036, meaning that the 2021 DC calculation would be based on delaying or slowing planned growth by roughly five years. It is noted that timing has changed due to Regional servicing and planning delays associated with the Vision Georgetown Secondary Plan, however, it is expected that appropriate and proportionate allocations to post-period benefit will be made for all services with a 10-year capital forecast horizon.*

As noted in item 2, the 91,885 population target, excluding Census undercount, is based upon the Halton Region 2011 B.P.E. The 2017 D.C. Background Study reflected the population target and timeline adopted from the B.P.E. and Town's O.P. to 2031. When the 2017 D.C. Background Study was undertaken, the Town anticipated that residential development in Vision Georgetown lands would begin in 2023 and continue until the end of the forecast period (i.e. 2031). Residential development of the Vision Georgetown lands has been delayed and is now anticipated to start in mid-2025 and build out in 2035. As a result, we have delayed the year in which the Town will achieve this population target to 2036 instead of 2031.

The 2032 forecast period in the Draft 2022 D.C. forecast is provided for reference, however, all services under consideration for inclusion in the D.C. are being considered over the long-term forecast period to 2036 (i.e. the same 2031 target as identified in the 2017 D.C. Background Study). Transit Service is the only exception in this regard, for which a 10-year forecast period is legislated. Consequently, post-period benefit deductions will be considered in the transit service D.C. calculations to reflect this shorter legislated forecast period.



- 4) *Similarly, the non-residential forecast is delayed by five years, despite employment in 2022 exceeding what the 2017 DC Study forecast for that year – what are the reasons for postponing the non-residential growth in the DC forecast out by five years?*

The delay in achieving the 2017 D.C. Background Study non-residential development targets to 2036, mirrors the expectations on the residential side as presented in item 3 above. This reflects, in part the population-related employment and associated timing of residential development.

- 5) *What are the reasons why the ultimate employment estimate of 32,870 jobs (in both the 2017 DC Study and 2021 DC materials) differs from the Town's OP forecast of 40,000 jobs by 2031?*

In the 2017 D.C. Background Study and Draft 2022 D.C. forecast, we have maintained the employment target of 42,000 as outlined in the Town's O.P. As noted previously, the year the target is achieved has been changed to reflect updated timing assumptions. The 42,000 jobs in the O.P. includes all sectors of employment including Work at Home (W.A.H.) and No Fixed Place of Work (N.F.P.O.W.). Both Schedule 9b of 2017 D.C. Background Study and Schedule 8a of Draft 2022 forecast provides employment excluding W.A.H. and N.F.P.O.W. employment of 32,870.

- 6) *Schedule 6A, used to determine the PPU assumptions, shows apartment units in the Town of Halton Hills having an average PPU of 1.429, while Schedules 4A, 4B, and 5 all utilize PPUs for apartment units of 1.637, which is based on average PPUs for apartments within Halton Region. Why was the Town-specific data on PPUs for apartment units not used?*

The Town's average P.P.U. of 1.429 is based on Town dwelling units constructed in the last 15 years of the Census. Given the small sample size of apartment dwelling units with the Town, the Halton Region average P.P.U. for the 15-year period was deemed to be more representative of anticipated occupancy levels in that it provides a large sample size.