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# Population, Employment, and Housing Report

**Agerton Secondary Plan  
Milton, ON**

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# 1.0

## Introduction and Purpose

*The Town of Milton is undertaking a Population, Employment and Housing Analysis for the Agerton Secondary Plan as part of the background technical studies required in the Secondary Plan process for these lands. The analysis is intended to build upon the findings and growth management work of the Town's Official Plan review and forecasting to generate population and employment forecasts for the Secondary Plan.*

*Through an evaluation of the forecasts, the residential and employment land needs and the appropriate housing mix required to accommodate the forecasts will be determined. In accordance with the Area Servicing Plan and Transportation Master Plan, this report determines the population, employment, and housing for the secondary plan. This analysis will also provide recommendations to establish an affordable and assisted housing target for the Secondary Plan.*

### 1.1 Study Background

In 2009, Halton Region conducted a growth management conformity exercise with the *Growth Plan for the Greater Golden Horseshoe, 2006* ("2006 Growth Plan"), which is known as Regional Official Plan Amendment 38 ("ROPA 38") and is also referred to as "Sustainable Halton". ROPA 38 identified Urban Expansion Areas in the Town, which include new community areas and new employment areas located in the southern and eastern portions of the Town of Milton. The Urban Expansion Area encompasses approximately 2,000 gross hectares of land and will be planned to accommodate growth that contributes to the Town and Region achieving the minimum density and employment targets established through the Growth Plan.

The Town of Milton conducted several background studies to guide future secondary planning for the Urban Expansion Area. In March 2018, the Town initiated the Agerton and Trafalgar Secondary Plan processes as the first secondary planning phase for the Urban Expansion Area. On behalf of the Town of Milton, Malone Given Parsons Ltd. ("MGP") is the project lead and planner for these Secondary Plans. While initially being undertaken in conjunction with the Trafalgar Secondary Plan, due to several factors, the Agerton Secondary Plan has proceeded separately from the Trafalgar Secondary Plan. Milton Council adopted the Trafalgar Secondary Plan on March 25, 2019, it was approved by Halton Region on September 23, 2022, and was subsequently appealed to the Ontario Land Tribunal. The Trafalgar Secondary Plan was fully approved by the Tribunal on July 22, 2024.

The Agerton Secondary Plan Preferred Land Use Concept and Secondary Plan Framework

were endorsed in principle by Milton Council on March 25, 2019, as input into the Regional Municipal Comprehensive Review. Due to a variety of changes, particularly in Provincial policy and legislation, adjustments have been made to the Preferred Land Use Concept and Secondary Plan Framework, which are detailed further in the Policy Directives Report prepared by MGP.

To ensure proper coordination between the different components of the Secondary Planning process, the Town and the Agerton New Urban Landowner Group (LOG) are adopting an integrated approach that combines the requirements of the *Planning Act* and the *Environmental Assessment Act* to create a coordinated Secondary Plan and Transportation Master Plan for the Agerton SPA. While the LOG is undertaking the Transportation Master Plan, it is being prepared concurrently with the Secondary Plan. Based on this approach, Phases 1 and 2 of the Municipal Class Environmental Assessment (Class EA) will be completed through the Secondary Plan process, with Phases 3 and 4 to be completed at a later date.

## **1.2 Study Area Context**

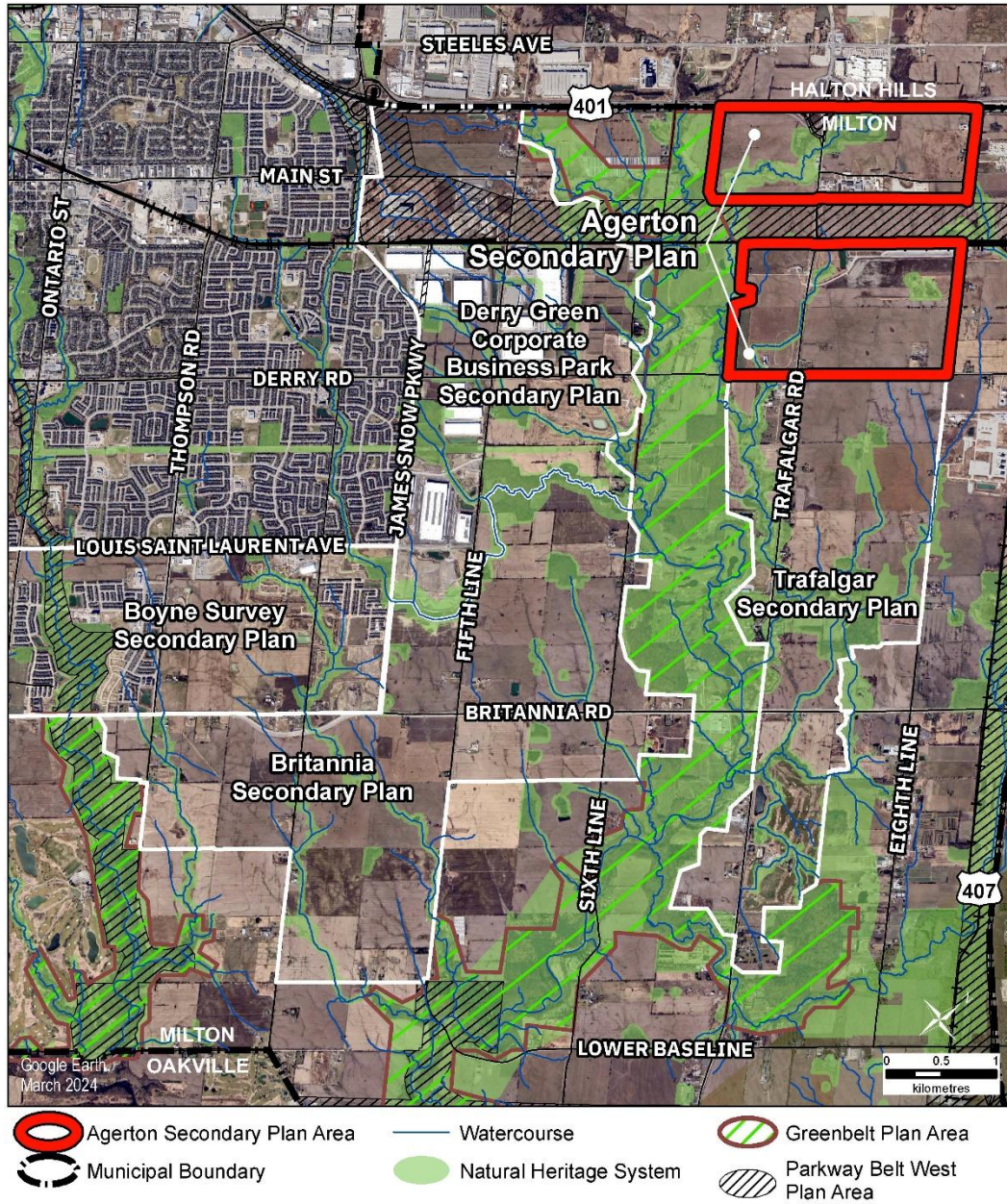
The Agerton Secondary Plan Area (“SPA”) is located within the southeast part of Milton and is identified as the Milton Trafalgar GO Village and New Complete Neighbourhood (the Protected Major Transit Station Area) and a New Employment Area, as per Schedule 2 of the Milton Official Plan. The Agerton SPA encompasses approximately 359 gross developable hectares and is intended to accommodate a significant portion of the Town’s next phase of residential and employment growth.

The lands are generally located south of Highway 401, north of Derry Road, west of Eighth Line, and east of the Greenbelt Plan area, as shown in Figure 1. The Agerton SPA is adjacent to the Trafalgar Secondary Plan and is envisioned to be planned at a higher density, with a mix of uses distributed in a manner compatible with the Trafalgar neighbourhood.

The Agerton SPA is envisioned as a complete community where people can live, work, recreate, learn, shop, and worship. The vision focuses on creating a complete, walkable Major Transit Station Area that provides a range and mix of uses, including a range of housing options and access to amenities and services to complement the Employment/Industrial Area.

The Secondary Plan is estimated to accommodate approximately 14,100 residents in 6,600 dwelling units, with a total employment potential of 17,500 jobs. The Protected Major Transit Station Area will achieve an overall density target of 180 residents and jobs combined per hectare.

Figure 1: Agerton Secondary Plan Context Map



Source: Malone Given Parsons Ltd, 2025

### 1.3 Approach

The following describes the major components of the study approach provided in this Report:

## **Official Plan Review Forecasts Summary**

A summary of the population, housing, and employment forecasts prepared as part of the Town's Official Plan review, forming a basis for planning to 2051 and influencing the Town's urban structure and overall population, housing, and employment targets. This report will build upon these forecasts to establish an appropriate structure and land use plan for the Agerton Secondary Plan to support the achievement of the Town's overall and area-specific population, housing, and employment targets.

## **Planning Policy Framework & Background Study Review**

A review of the relevant housing and employment policies at the Provincial and Local Municipal levels to assist in the determination of the required densities, housing/employment types, and affordability standards to be utilized in the analysis.

## **Agerton Secondary Plan Unit Mix and Land Needs Analysis**

An analysis of the proposed land use for the Agerton Secondary Plan to test the proposed land area and unit mix against the policies of the Province and Town. Determine the overall housing/unit mix for the SPA and the residential and employment land needs in detail.

## **Demographic, Economic, and Employment Profile Review**

A review of the demographic, economic, and employment profiles of both Halton Region and the Town of Milton to understand the existing conditions and to help forecast the future need for housing in Milton.

## **Housing Supply Profile Review**

A review of the existing and future housing supply in the Town of Milton to understand past and future trends. This review has allowed us to understand the tenure, cost, and housing mix within the City to help forecast future needs.

## **Affordability Analysis**

An evaluation of the need for affordable housing in the Town of Milton based on PPS policies to define the quantum of affordable housing required to meet the targets set out at the Provincial and Local Municipal levels, and a comparison of the units required and expected to be delivered in support of fulfilling affordability requirements. Determine affordable and assisted housing policies/criteria, and the required quantum of units, for the SPA.

## **Employment Needs**

A summary of the employment forecasts and market demand for commercial and industrial space in the Agerton SPA.

## **Secondary Plan**

An overview of the general vision and detailed objectives for the Agerton Secondary Plan is provided, including the location, types, and densities of uses, as well as the development timing of the Agerton SPA.

The following sections of this report present the results and findings of the analysis.

# 2.0

## Milton Official Plan Review Forecasts Summary

*This section provides an overview of the findings of the Town’s recent Official Plan review. This report builds on the forecasts from the Official Plan review to refine the population, employment, and housing forecasts for the Secondary Plan.*

The Town of Milton is undertaking an Official Plan review. Commencing in 2019 and still in progress, the review will ultimately culminate in a new Official Plan. On December 19, 2025, the Ministry of Municipal Affairs and Housing made a decision to approve OPA 92, with modifications. This amendment implements the first set of changes that have been proposed through the We Make Milton Official Plan review. OPA 92 includes a population and employment growth forecast, phasing of growth, and a new land use structure for the urban and rural areas.

The population and employment forecasts were identified by the Phase 1 Residential and Non-Residential Needs Analysis Study and are intended to inform land use planning, infrastructure planning, and service delivery. These forecasts form a basis for planning to 2051 throughout the municipality and are essential to achieving the new urban structure.

The Phase 1 Residential and Non-Residential Needs Analysis Study provided the following population and employment forecasts for 2051 for the Agerton Secondary Plan Area, as demonstrated in the table below.

*Table 1: 2051 Population and Jobs Forecasts by Area*

	Population	Jobs
Trafalgar MTSA	14,100	6,700
Agerton Employment Area (N)	0	5,900
Agerton Employment Area (S)	0	5,100
<b>Total</b>	<b>14,100</b>	<b>17,500</b>

*Source: Watson and Associates Economists Ltd., 2024*

However, due to changes to the Planning Act and the introduction of the Provincial Planning Statement, non-industrial jobs are no longer permitted within Employment Areas. As such, MGP has revised the employment forecasts to focus only on industrial jobs in the Employment/ Industrial Area, as summarized in the table below.

Table 2: Revised 2051 Employment Forecasts by Area

	Jobs <sup>1</sup>
Trafalgar MTSA	4,200
Business Commercial Area (outside of MTSA) <sup>1</sup>	5,800
Agerton Employment Area (N)	3,100
Agerton Employment Area (S)	2,800
No Fixed Place of Work	1,600
<b>Total</b>	<b>17,500</b>

Notes:

1. Jobs rounded to nearest 100

Source: Watson and Associates Economists Ltd., 2024, Tate Research, 2026, and Malone Given Parsons Ltd., 2026

The Agerton Secondary Plan must plan for the projected population and jobs to ensure the Town can achieve its population and employment targets overall. Any major deviations from the residential unit or employment by type assumptions will require a revisit to the distribution throughout the Town.

Additionally, the Phase 1 Residential and Non-Residential Needs Analysis Study provided population and employment forecasts for the Trafalgar Secondary Plan Area to 2051. The following table identifies the 2051 population and employment projections for both the Agerton and Trafalgar Secondary Plan Areas.

Table 3: 2051 Population and Employment Forecasts by Secondary Plan Area

	Population	Jobs
Agerton	14,100	17,500
Trafalgar	41,000	8,400
<b>Total</b>	<b>55,100</b>	<b>25,900</b>

Source: Watson and Associates Economists Ltd., 2024

As the total population and jobs forecasted for the Trafalgar Secondary Plan Area have increased from 26,000 residents and 4,000 jobs in 2031 to 41,000 residents and 8,400 jobs in 2051, the background studies for the Agerton Secondary Plan must consider this increase to ensure that the entirety of the Trafalgar Corridor is planned to accommodate the population and employment targets outlined in Table 3.

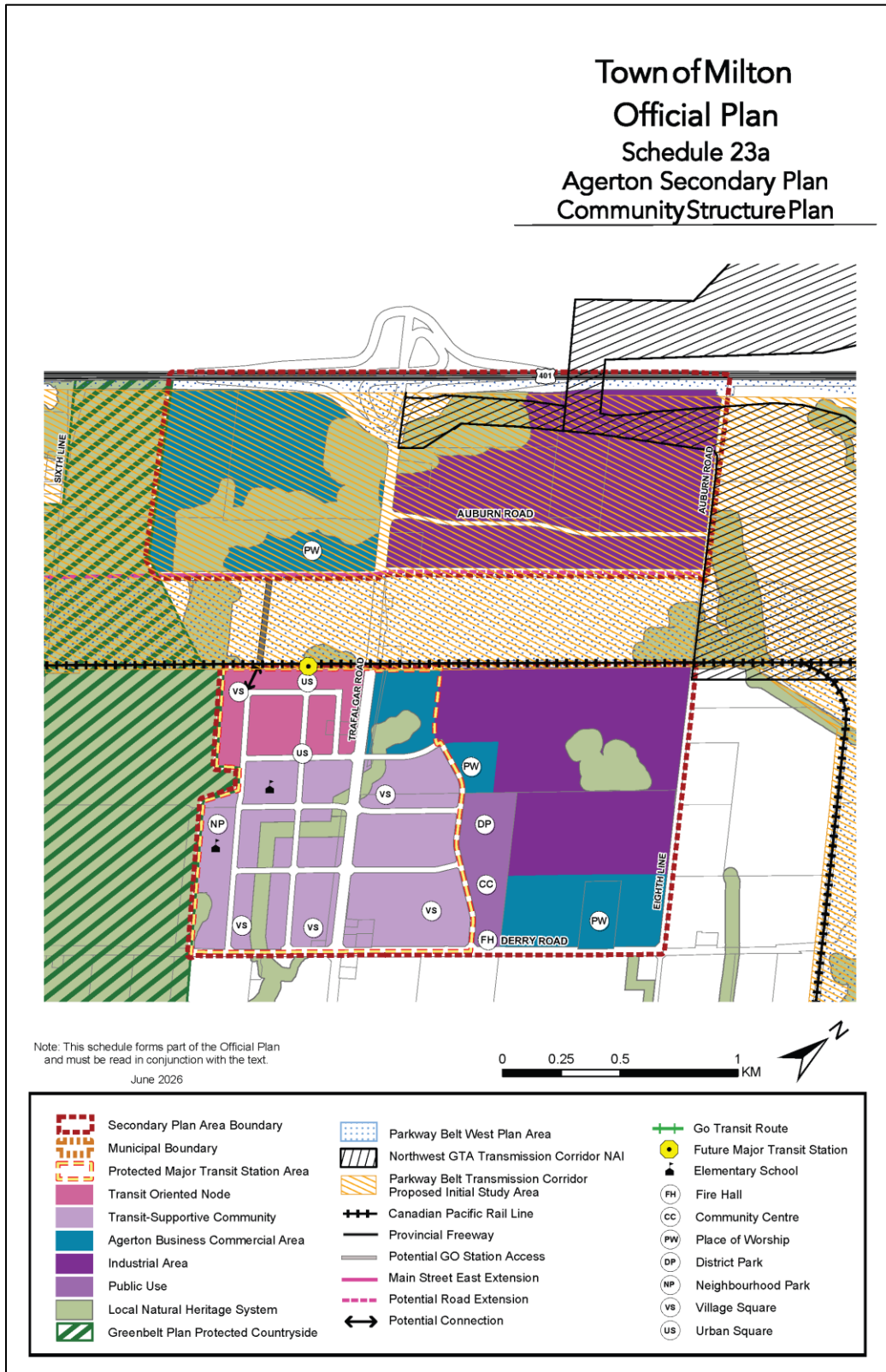
## 2.1 Conceptual Structure Plan

A revised structure plan has been prepared as part of the Agerton Secondary Plan to reflect forecasts and intent for the Secondary Plan as detailed in the 2025 Milton Official Plan as well as recent changes to Provincial legislation. The revised structure for the Agerton Secondary Plan is premised on the principle of creating a complete community that facilitates a range of transportation options and protects lands for employment uses (see Figure 2).

The plan identifies the Major Transit Station Area, including the Transit-Oriented Node and the Transit-Supportive Community, as well as the Employment/ Industrial Area, the Agerton Business Commercial Areas, the Public Use block, the Regional Natural Heritage

System, and the Parkway Belt West Plan Area. To understand the population distribution and housing mix of the Secondary Plan Area, the Structure Plan anticipates a Community Area (the PMTSA and adjacent public use and commercial areas) which will function similarly to the “neighbourhood” building blocks of the Trafalgar Secondary Plan, providing residential uses, schools, parkland, offices, and commercial shopping; however, the outcome will be a higher-density community, reflecting a transit-supportive built form and density. To accommodate the forecasted industrial and a portion of the office and retail jobs, the Structure Plan anticipates Business Commercial Areas and an Employment/ Industrial Area.

Figure 2: Agerton Structure Plan



Source: Malone Given Parsons, 2026

## 2.2 Housing and Employment Mix

The Residential and Non-Residential Needs Analysis, prepared as part of the Official Plan review, generated estimated unit yield, population, and employment forecasts to anticipate population and employment distribution and unit mix, as summarized in the tables below. These assumptions have been used to inform the supporting background studies and will be implemented through the Secondary Plan policies and schedules.

The Agerton Secondary Plan is planned at a higher density and anticipates a more diverse unit mix than the surrounding Secondary Plan Areas, reflecting the imminent potential for higher order transit. The Agerton Secondary Plan is also planned to accommodate a significant number and range of jobs.

Table 4: Agerton Secondary Plan Area Population & Unit Growth Assumptions

Housing Type	Population <sup>3</sup>	Units <sup>4</sup>	Housing Mix	Persons Per Unit (PPU)
Low Density	-	0	0%	3.950
Medium Density <sup>1</sup>	5,200	1,650	25%	3.149
High Density <sup>2</sup>	8,900	4,920	75%	1.801
<b>Total</b>	<b>14,100</b>	<b>6,570</b>	<b>100%</b>	

Notes:

1. Includes townhouses and apartments in duplexes
2. Includes all bachelor, 1- to 3-bedroom+ apartments
3. Population rounded to the nearest 100
4. Final unit count & mix will be determined through the Secondary Plan process

Source: Watson and Associates Economists Ltd., 2024 and Malone Given Parsons Ltd., 2025

Table 5: Agerton and Trafalgar Secondary Plan Areas Employment Growth Assumptions

Employment Type	Agerton Jobs	Trafalgar Jobs	Total Jobs
Work at Home	900	2,600	3,500
Population-Related Employment	8,200	3,300	11,500
Institutional	1,000	1,500	2,500
Industrial	5,900	-	5,900
No Fixed Place of Work	1,600	900	2,500
<b>Total</b>	<b>17,500</b>	<b>8,400</b>	<b>25,900</b>

Source: Watson and Associates Economists Ltd., 2024

The Secondary Plan will need to ensure sufficient land is provided to accommodate the projected medium- and high-density units, as well as the forecasted population-related (retail and office), institutional, and industrial jobs.

# 3.0

## Planning Policy Framework

*This section provides an overview of the general land use planning policies that relate specifically to unit mix, affordable housing and employment at the Provincial and Local Municipal levels. The information presented herein includes a number of specific policies and strategies/objectives outlined in the Provincial Planning Statement and the Town of Milton Official Plan, as well as other relevant municipal planning documents and studies.*

### 3.1 Provincial Policy

#### 3.1.1 Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (“PPS 2024”) was introduced on October 20<sup>th</sup>, 2024, and with it, a simplified and more locally responsive planning document for municipalities. The PPS 2024 replaces both the *Provincial Policy Statement, 2020*, and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*.

The PPS 2024 is a streamlined province-wide land use planning policy framework that provides municipalities with the tools and flexibility they need to build more homes. The PPS 2024 enables municipalities to plan for and support development and increase the housing supply across the province; align development with infrastructure to build a strong and competitive economy that is investment-ready; foster the long-term viability of rural areas; and protect agricultural lands, the environment, public health, and safety. Under the Planning Act, planning decisions must be consistent with the policies of the PPS 2024.

#### Housing Policies

It is the intent of Sections 2.1 and 2.2 of the 2024 PPS to ensure that an appropriate range and mix of land uses and housing options are provided to support the achievement of complete communities and meet the projected needs of current and future residents. It requires the establishment of minimum targets for affordable housing, the permission and facilitation of all housing options required to meet the social, health, economic, and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities (Section 2.2.1).

Planning authorities are also required to promote densities for new housing which efficiently use land, resources, infrastructure, and public service facilities and support the use of active transportation (Section 2.2.1 c)). Transit-supportive development in proximity to transit, including corridors and stations, is also required (Section 2.2.1 d).

Section 2.1.4 indicates the need for municipalities to provide a range and mix of housing options and densities that will meet the needs of current and future residents of the regional market area by:

*“a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*

*b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans..”*

The PPS 2024 defines the terms “affordable”, “low and moderate-income households”, and “regional market area”; all of which are important factors in the determination of the threshold and range for which the affordability analysis applies.

From Section 8 of the PPS 2024, “Affordable”, is defined as:

*a) in the case of ownership housing, the least expensive of:*

*1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*

*2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;*

*b) in the case of rental housing, the least expensive of:*

*1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*

*2. a unit for which the rent is at or below the average market rent of a unit in the municipality.*

“Low and moderate-income households” are defined as:

*a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or*

*b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.*

“Regional market area” refers to:

*“an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond*

*these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.”*

## **Employment Policies**

The PPS 2024 includes several policies relating to the provision of a variety of employment uses, which are intended to provide municipalities with direction in the development of their economic development policies. In general, the policies of the 2024 PPS promote the provision of a range and mix of employment opportunities to ensure opportunities for a diversified economic base.

Section 2.8 of the PPS 2024 outlines a series of policies which are intended to promote economic development and competitiveness. In particular, Section 2.8.1.1 a) and b) states:

*a) “providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*

*b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;”*

### **3.1.2 State of Housing Report, 2024**

The State of Housing Report is prepared by Halton Region to provide an annual review of housing supply and demand in the context of the Region’s vision for sustainable growth. The Halton Region Official Plan and the provincial Growth Plan envision sustainable growth to incorporate a diverse range and mix of housing supply to meet the physical, social, and economic needs of the community.

The following is an overview of topics discussed in the 2024 Report and information used in the analysis for housing and affordable housing:

A synopsis of Halton’s Housing Model includes the housing cost thresholds derived from 2024 household income data and maximum purchase prices for both small and large households to determine the threshold for affordable home ownership. This threshold is utilized later in this report to determine housing affordability for home ownership.

A review of the types of housing was completed in the 2024 report for the entire Region and each municipality. Single-detached dwellings are the dominant housing type for the Region of Halton, demonstrating the need for higher-density residential units to accommodate affordable housing.

- An evaluation of housing costs and affordability through the review of new and resale housing costs in the market is included in the report. The new sale and resale values for the Region and the Town of Milton are also utilized to determine

- the threshold for affordable home ownership.
- An overview of the rental housing market is included in the report, which includes the average rent and total number of rental units for Halton Region and for each local municipality.

Overall, the 2024 Report provides the necessary data on housing supply, demand, density, and cost, both in relation to the broader Regional context and for each local municipality. Primarily, data from the Report is used to ensure a development trend toward a wide range and mix of housing densities and unit types to provide adequate affordable housing in the Region. The overall intent of the State of Housing Report is to assess the Region's progress in achieving the necessary housing targets delineated in Section 86(6) of the Regional Official Plan.

The data from the State of Housing Report are used in Section 6 of this report to identify housing and affordability needs in the Secondary Plans.

## **3.2 Town of Milton Policy**

### **3.2.1 Town of Milton Official Plan, February 2026 Consolidation**

The Town of Milton Official Plan, February 2026 Consolidation ("Milton OP") includes Official Plan Amendment 92, which implements the first of two phases of the Town's Official Plan Review. This updated Official Plan directs growth and development to the 2051 horizon and includes the relevant policies of the former Region of Halton Official Plan.

In order to fully implement the Official Plan Review, the Town has prepared a new Official Plan. The most recent draft is dated March 2026. As this Official Plan has not been approved, this Report relies on the February 2026 Consolidation of the Milton OP.

#### **Housing Policies**

The Milton OP builds upon the objectives and policies of the PPS 2024. In general, the housing policies of the Milton OP aim to meet the Town's current and future housing needs through the provision of an appropriate range and mix of housing by density, type, and affordability (Section 2.7.1.a). As stated in Section 2.7.2.1, it is the objective of the Milton OP to maintain the ability to accommodate residential growth for a minimum of ten years, in accordance with the housing targets identified in Section 2.1.5 of the Official Plan. Sections 2.7.1.d and 2.7.2.4 of the Milton OP encourage the creation of housing opportunities that result in a mix of tenure forms (ownership and rental) to further diversify the Town's housing stock. Per Section 2.7.3.5, the demolition or conversion of rental housing to other ownership tenures or uses is not permitted unless:

- "a) the rental housing vacancy rate threshold in the Town is a minimum of 3% as determined by the Regional Official Plan; and*
- b) the proposal meets other criteria as set out in the Joint Municipal Housing*

*Statement, which is consistent with the objectives of this section of the Plan.”*

Section 2.7.3.1 establishes annual housing targets that call for at least 50 per cent of new housing units to be in the form of townhouses or multi-storey buildings, and for at least 30 per cent of new housing units to be Affordable or Assisted Housing. Further, it is the policy of the Milton OP that the Town will monitor the delivery of housing and, where necessary, will initiate agreements with developers to ensure the balanced delivery of housing (Section 2.7.3.6).

With regard to affordable housing, the Town is committed to annually reviewing the housing mix by density, type, and affordability to determine whether the housing stock is consistent with current and projected demands based on socio-economic and demographic trends, and will encourage the development of these forms of housing to meet the affordable housing target (Section 2.7.3.8).

### **Residential Mix in Designated Greenfield Areas**

Per Section 3.2.1.7, it is the policy of the Milton OP that residential development in Designated Greenfield Areas shall:

- “a) Encourage an intermixing of dwelling unit types and densities;*
- b) encourage a general distribution of street-oriented Medium Density I Residential Uses, in small blocks of 15 to 30 dwelling units, throughout the individual planning districts;*
- c) encourage a higher distribution of Medium Density II and High Density Residential Uses, particularly within nodes and along corridors;*
- d) encourage medium and high density development that is street-oriented;*
- e) discourage development on private streets or lanes; and,*
- f) contribute toward achieving the density target set out in Section 2.1.4 and Regional Phasing set out in Section 2.1.5 of the Plan in order to contribute to the creation of healthy, complete communities.”*

### **Employment**

The goal of the employment policies in the Milton OP is to provide an appropriate supply of employment lands for a variety of appropriate employment uses to accommodate the town’s growth forecasts and to support a sustainable local economy (Section 2.3.6).

It is the objective of the Milton OP to ensure that sufficient designated lands are available within the Urban Area for the creation of diverse employment opportunities at appropriate strategic locations, particularly in the vicinity of existing major highway interchanges and

rail yards (Section 8.7.2.1 a).

Employment uses are permitted within the “Industrial Area” and “Business Park Area” designations in Schedule A – Urban Area Land Use Plan of the Milton OP and are intended to be the major source of employment within the Town (Section 8.7.1.1).

Compact development that accommodates a mix of employment uses and supporting uses to facilitate the efficient use of urban land and infrastructure is to be encouraged and promoted (Section 8.7.2.1 d).

Section 8.7.3.8 permits the removal of lands from Employment Areas subject to the following criteria:

- a) *“there is an identified need for the removal and the land is not required for Employment Area uses over the long term;*
- b) *the proposed uses would not negatively impact the overall viability of the Employment Area by:*
  - i) *avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned Employment Area uses; and*
  - ii) *maintaining access to major goods movement facilities and corridors;*
- c) *existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and*
- d) *the Town has sufficient employment lands to accommodate projected employment growth to the horizon of the approved Official Plan”.*

Section 8.7.3.11 requires development on lands within 300 metres of Employment Areas to avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned Employment Areas, in accordance with applicable guidelines.

### **Regional Direction**

Section 14 of the Milton OP focuses on Regional Direction. It outlines the integration of regional policies with the local planning framework. The section covers key areas such as the Regional Transportation System, Municipal Water and Sewage Services, Planning and Provincial Environmental Assessment, and the Regional Forest. The policies in Section 14 ensure that Milton's local development aligns with broader regional objectives, promoting coordinated growth, sustainable infrastructure, and environmental protection.

# 4.0

## Demographic, Economic and Employment Profile

*This section of the report provides a demographic, economic and employment profile of the Town of Milton with direct comparisons to equivalent data for Halton Region and the Province of Ontario where applicable. These benchmarks define the context for determining the need for housing and employment opportunities.*

### 4.1 Population

The population of the Town of Milton was 133,000 residents in 2021 an increase of 79,050 people from 2006. As shown in Table 6, Milton experienced strong population growth between 2006 and 2021, growing by an average of 5,270 people per annum (6.2%) over the period. Milton’s growth rate is approximately three times Halton Region’s growth rate (2.1%) and six times the Provincial rate (1.1%).

Table 6: Population Growth in Milton, 2006-2021

Area	Historic				Growth	
	2006	2011	2016	2021	2006-2021	
<b>Milton</b>	<b>53,950</b>	<b>84,350</b>	<b>110,150</b>	<b>133,000</b>	<b>79,050</b>	
Compound Annual Growth Rate	9.3%		5.5%		3.8%	6.2%
Average Annual Growth	6,080		5,160		4,570	5,270
<b>Halton Region</b>	<b>439,250</b>	<b>501,650</b>	<b>548,450</b>	<b>596,650</b>	<b>157,400</b>	
Compound Annual Growth Rate	2.7%		1.8%		1.7%	2.1%
Average Annual Growth	12,480		9,360		9,640	10,493
<b>Ontario</b>	<b>12,160,300</b>	<b>12,851,850</b>	<b>13,448,500</b>	<b>14,223,950</b>	<b>2,063,650</b>	
Compound Annual Growth Rate	1.1%		0.9%		1.1%	1.1%
Average Annual Growth	138,310		119,330		155,090	137,577

Source: Statistics Canada, 2006, 2011 and 2016, 2021 Census

The Milton OP targets population growth from 137,300 in 2021 to 400,400 people in 2051, an increase of 263,100. The Town of Milton is currently updating its Official Plan to implement a policy framework to manage growth in the Town through 2051.

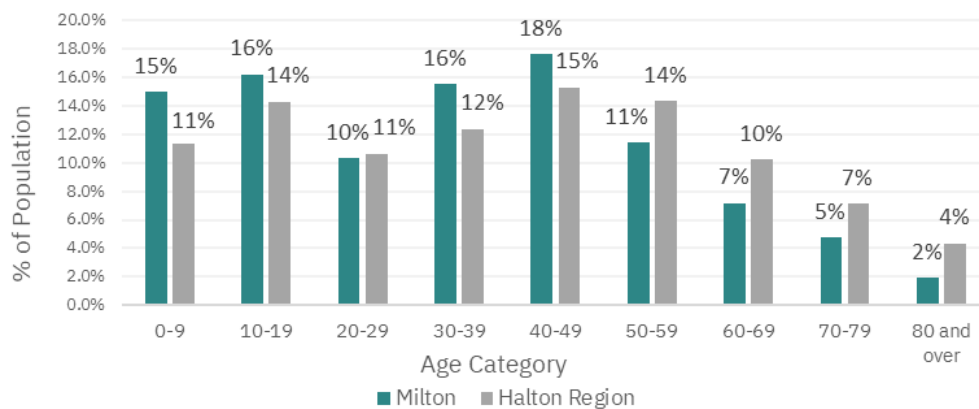
### 4.2 Age

In general, the Town of Milton has a younger population than the Region. As shown in Figure 3, Milton has a higher proportion of residents between the ages of 0-9, 10-19, 30-39, and 40-49 in comparison to the Region. The Region has a significantly greater

proportion of residents aged 50+ in the Baby Boomer generation. The age group with the largest proportion of residents in Milton is the 40-49 category, representing 17.6% of the overall population, followed by the 10-19 category, representing 16.2% of the population. This distribution indicates a family-oriented population, whereas the Region’s top-heavy age distribution indicates an aging population.

The age profile, as displayed in Figure 3, has various implications for the supply and demand in the Milton housing market. The Baby Boomer generation has displayed an affinity for “Aging in Place”, which has limited the return of existing housing (mainly family-oriented housing) to the re-sale market. Milton continues to attract young families seeking ground-related housing units. The large proportion of working-age residents in Milton is indicative of the need for a strong and diverse employment market. To reflect this trend in market demand and meet the various needs of Milton residents, the Agerton SPA will deliver a mix of ground-oriented and high-density units and provide opportunities for a full range of employment opportunities.

Figure 3: Age Distribution (2021)



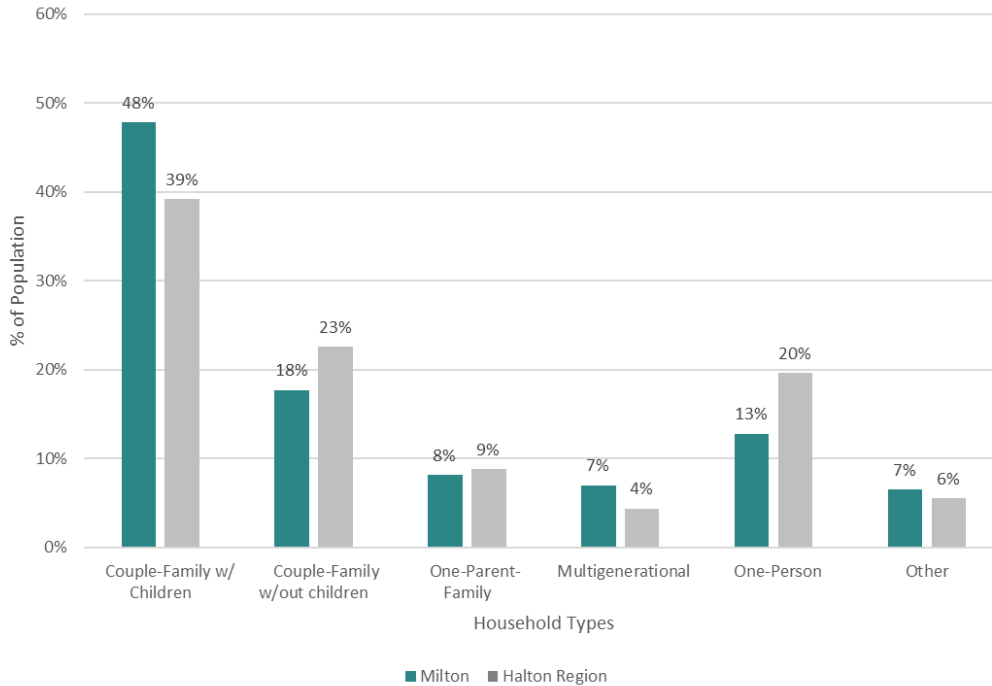
Source: Statistics Canada, Census 2021

### 4.3 Household Composition

Almost half (48%) of households in Milton are comprised of traditional families (i.e., couples with children), a significantly higher percentage than the Region (39%). Couples without children account for the second-highest household composition in Milton, representing 18%, which is less than the Region’s 23%. The remaining households consist of one-person households (13%), one-parent households (8%), multigenerational households (7%), and other households (multiple census family households, one census family household with additional persons, and two-or-more-person non-census family households - 7%). The fairly large differences between Milton and the Region for couple family households without children and one-person households could indicate a lack of housing options appropriate for or affordable to these smaller households within the Town. The average Persons Per Unit (PPU) in 2021 was 3.3, which is slightly higher than the Regional average (2.8). The PPU for Milton has risen by only 0.1 since 2016.

As the age forecasted for Milton to 2051 (as determined by Watson and Associates Economists Ltd., 2024) remains relatively young and the household composition continues to accommodate younger cohorts, it affirms the need for the Agerton SPA to deliver both family-oriented, ground-related housing units to accommodate the consistently high proportion of larger households as well as smaller housing units to accommodate the smaller households that have less options within the Town.

Figure 4: Household Composition (2021)

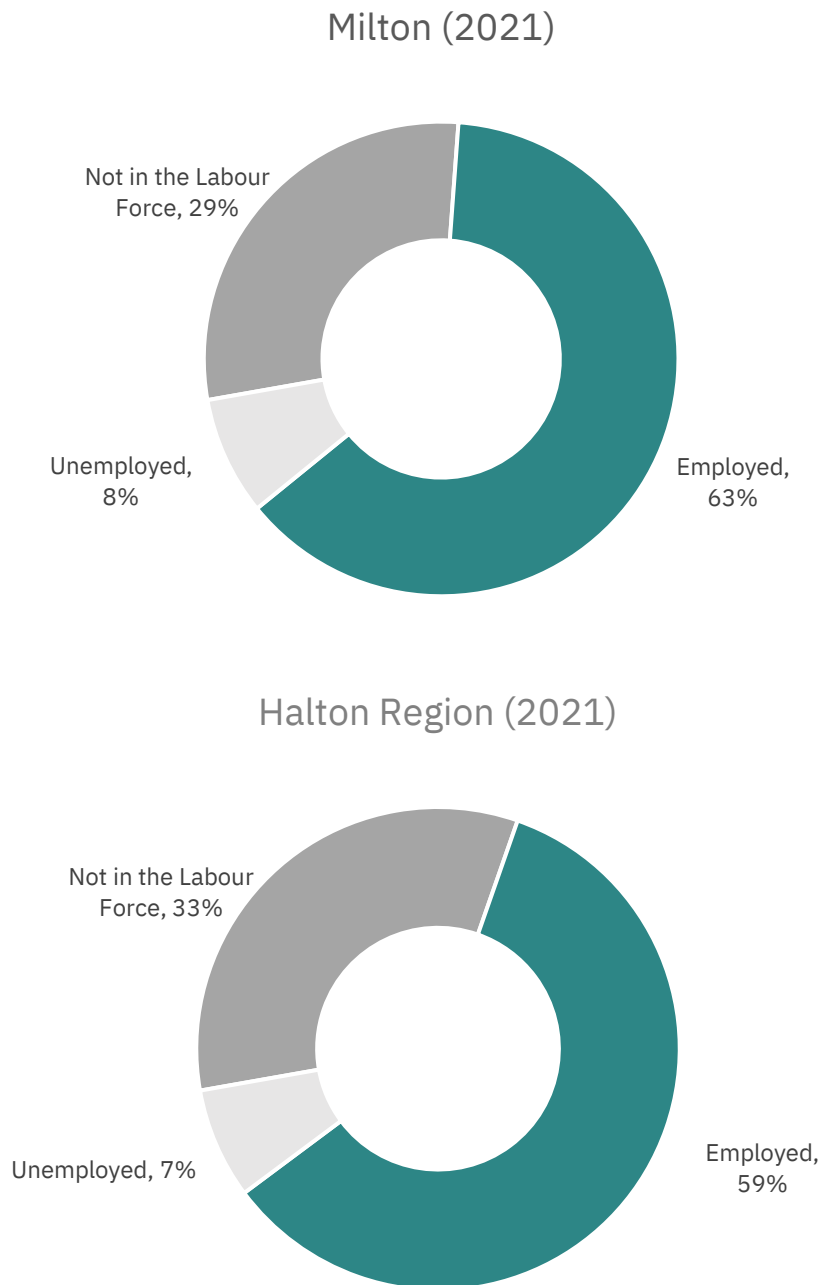


Source: Statistics Canada, Census 2021

#### 4.4 Labour Force

As shown in Figure 5, Milton had nearly two-thirds (63%) of its population over 15 years old employed in 2021, which exceeded the Regional employment rates (59%) and is consistent with the Provincial employment rates (63%). The Town also maintained an unemployment rate of 8%, which is slightly higher than the Regional rate (7%) and consistent with the Provincial rate (8%).

Figure 5: Labour Force (2021)



Source: Statistics Canada, 2021 Census

The 2021 labour force in Milton totalled approximately 62,635 employed workers (aged 15 years and older). The largest percentage of the labour force was employed in the professional, scientific and technical trade (12.4%) and retail trade sectors (11.1%), followed by health care and social assistance (10.0%), manufacturing (9.1%) and finance and insurance (8.7%). Combined, the five major office sectors (information and cultural

industries; finance and insurance; real estate, rental and leasing; professional, scientific and technical services; and, management of companies and enterprises) represent over a quarter (26.7%) of the Town’s labour force, slightly less than the Regional rate of 28% and higher than the Provincial rate of 20.8%.

Table 7: Employment Type by NAICS Code for Milton and Halton Region, 2021

Employment Type	Milton		Halton Region		Ontario	
	Total Place of Work	% of Labour Force	Total Place of Work	% of Labour Force	Total Place of Work	% of Labour Force
11 Agriculture, forestry, fishing and hunting	370	0.6%	1,465	0.5%	99,045	1.5%
21 Mining, quarrying, and oil and gas extraction	175	0.3%	940	0.3%	32,660	0.5%
22 Utilities	440	0.7%	2,165	0.8%	53,755	0.8%
23 Construction	3,805	6.1%	17,230	6.1%	487,400	7.5%
31-33 Manufacturing	5,680	9.1%	24,525	8.6%	601,725	9.3%
41 Wholesale trade	3,700	5.9%	16,440	5.8%	230,275	3.5%
44-45 Retail trade	6,925	11.1%	30,685	10.8%	683,150	10.5%
48-49 Transportation and warehousing	4,215	6.7%	13,855	4.9%	341,025	5.3%
51 Information and cultural industries	1,720	2.7%	7,720	2.7%	156,050	2.4%
52 Finance and insurance	5,445	8.7%	25,180	8.8%	386,250	5.9%
53 Real estate and rental and leasing	1,370	2.2%	7,415	2.6%	143,025	2.2%
54 Professional, scientific and technical	7,745	12.4%	37,250	13.1%	642,655	9.9%
55 Management of companies and enterprises	475	0.8%	2,205	0.8%	25,260	0.4%
56 Administrative and support, waste management and remediation services	2,175	3.5%	10,145	3.6%	281,860	4.3%
61 Educational services	4,675	7.5%	22,945	8.1%	487,940	7.5%
62 Health care and social assistance	6,280	10.0%	29,455	10.3%	817,405	12.6%
71 Arts, entertainment and recreation	685	1.1%	3,540	1.2%	85,955	1.3%
72 Accommodation and food services	2,345	3.7%	10,725	3.8%	293,020	4.5%
81 Other services (except public administration)	1,795	2.9%	8,435	3.0%	228,525	3.5%
91 Public administration	2,615	4.2%	12,390	4.4%	415,925	6.4%
<b>Total</b>	<b>62,640</b>	<b>100%</b>	<b>284,700</b>	<b>100%</b>	<b>6,492,895</b>	<b>100%</b>
<b>Usual Place of Work</b>	32,670	52.2%	146,785	51.6%	3,768,210	58.0%
<b>Total Work from Home</b>	23,160	37.0%	110,750	38.9%	1,929,760	29.7%
<b>No Fixed Workplace Address</b>	6,565	10.5%	25,820	9.1%	765,180	11.8%
<b>Worked Outside of Canada</b>	240	0.4%	1,350	0.5%	29,740	0.5%
<b>Total</b>	<b>62,640</b>	<b>100%</b>	<b>284,700</b>	<b>100%</b>	<b>6,492,895</b>	<b>100%</b>

Source: Statistics Canada, 2021 Census

Note: Totals may not add due to rounding

Table 7 provides the employment type for Milton in 2021, which was used as a basis in determining the employment mix for Agerton previously described in Section 4.1.1 of this Report. Population-related employment (NAICS Codes 44-45, 61, 71, and total work from home) accounted for approximately 56.7% of the Milton population in 2021. The large percentage of work-from-home employees, 37%, likely reflects the significant shift to working from home that occurred during the pandemic and the point in time when the 2021 Census was conducted. Work from home employees do not include workers in hybrid arrangements (a combination of working from the office and working from home). As many employers have re-opened offices post-COVID, and/or adopted hybrid work arrangements, it is anticipated that the percentage of work from home will consist of a smaller percentage of employees than reported during the 2021 Census. Since the Agerton SPA will have a strong employment focus, it is anticipated that it will accommodate a higher proportion of office employment types.

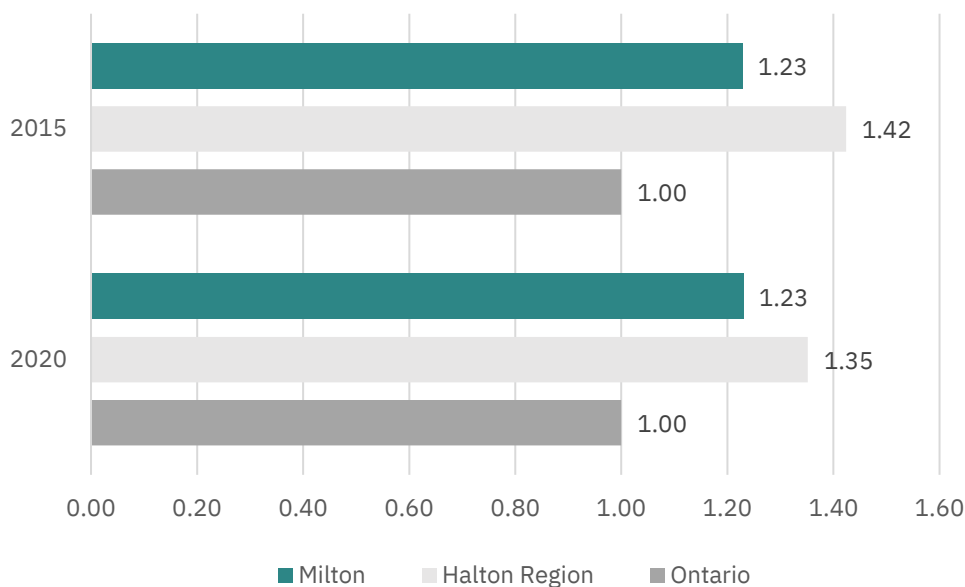
## 4.5 Household Income

Average household income levels in the Town and the Region were reviewed as a basis for determining the current and future residential purchasing power of Milton residents. For comparative purposes, the municipal, Regional and Provincial average household incomes were indexed. As indicated in Figure 6, the 2015 average household income levels in Milton were 23% higher than the Province and 19% lower than Halton Region.

In 2020, income levels in Milton continued to be well above the Provincial average (23% higher) and 12% lower than Halton Region. The gap has lessened between the Town’s and Region’s index; with the Town’s index remaining at 1.23 and the Region’s falling to 1.35 on average.

Overall, the average household income of Milton residents increased by \$22,443 from \$120,157 in 2015 to \$142,600 in 2020, which equates to a 18.7% increase. Based on the data available from 2015 and 2020, it is unlikely that income growth will keep up with the growth of housing prices prevalent in the current market. It is likely that this gap between income growth and pricing growth will continue to push households towards denser unit types and more affordable housing alternatives, at least in the short term. There is a potential that this gap could moderate by the time the Agerton Secondary Plan is built out; however, the Secondary Plan will accommodate a range of denser unit types to reflect current demand, with flexibility in policy to reflect potential changes. However, given the policy objectives and the presence of the PMTSA, no single-detached dwellings will be permitted within the SPA, regardless of demand for that unit type.

Figure 6: Average Household Income Index



Source: Statistics Canada, 2021 Census

# 5.0

## Housing Profile

*This section of the report examines the current supply of housing, as well as the types of ownership and costs associated with owning/renting a home in the Town of Milton and Halton Region.*

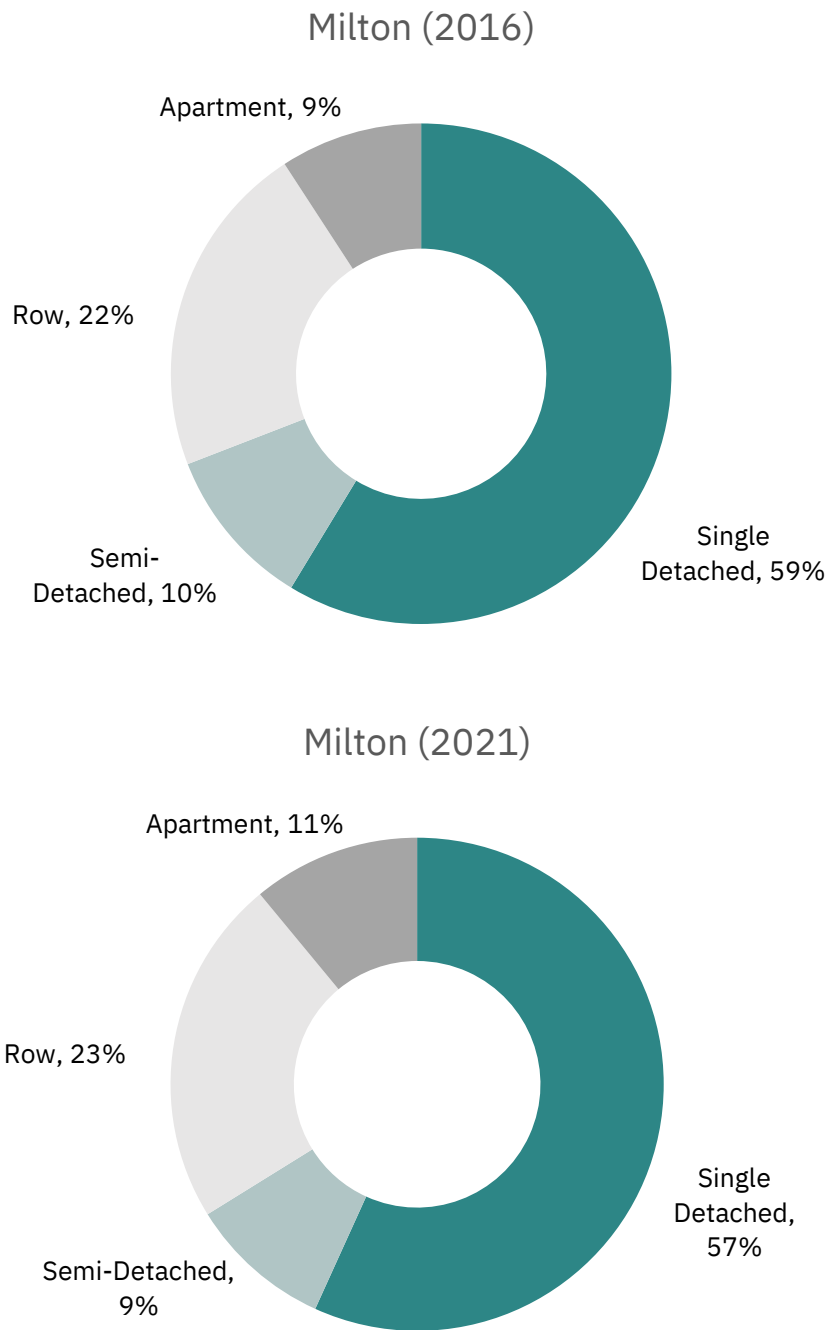
### 5.1 Current Housing Stock

From 2016 to 2021 the number of occupied dwellings in Milton increased from 34,230 to 40,015, a difference of 5,785. The dominant housing type in the Town is single-detached dwellings, which account for more than half (57%) of all occupied dwellings in 2021. Row houses account for the second most occupied dwellings at 23%, followed by apartment dwellings (11%) and semi-detached dwellings (9%).

As illustrated in Figure 7, there has been a shift in the unit type distribution between 2016 and 2021, with the proportion of single detached dwelling types decreasing and the proportion of higher-density unit types (row houses and apartments) increasing. This shift in housing types is based on the market response to the Growth Plan (2006), which forced a more efficient use of land through the constraint of available developable land in the Greater Golden Horseshoe.

It is anticipated that the housing demand in Milton will continue to attract young families interested in ground-related product types at lower price levels than other municipalities in the GTHA. It is important to note that the increasing housing prices for ground-related housing will push purchasers to consider more affordable alternatives. While single-detached units will likely remain the preferred option for purchasers in Milton, the shifts in housing pricing will likely lead to a market acceptance for denser unit types, at least in short term. The Agerton SPA is anticipated to deliver a unit mix that adequately reflects this current change in market demand and provide flexibility to adapt to the market by buildout through medium- and high-density built forms to reflect the policy direction for encouraging higher densities around transit. The higher-density nature of the Agerton SPA also offers the opportunity to attract smaller households like couples without children and one-person households that are currently under-represented in Milton.

Figure 7: Occupied Dwelling by Type



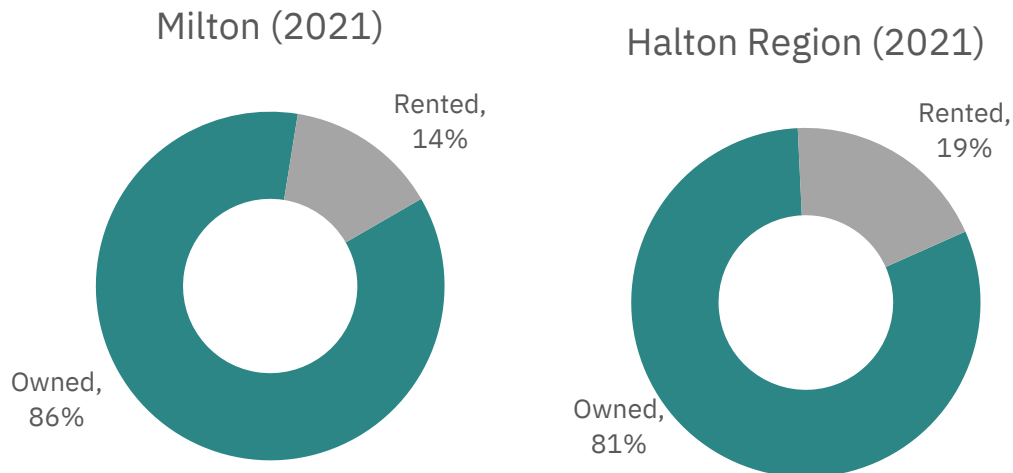
Source: Statistics Canada, Census 2021

## 5.2 Housing Tenure

The majority of occupied units in Milton are owned, with ownership rates estimated at 86% in 2021. As shown in Figure 8, the high percentage of home ownership is consistent

with the average housing tenure in the Region.

Figure 8: Occupied Dwellings by Tenure



Source: Statistics Canada, 2021 Census

As described in Halton Region’s State of Housing Report 2023, there were approximately 16,299 private townhouse and apartment rental units in Halton Region. The 2016 Census indicates that about 44% of the renter households were living in purpose-built rental apartments and townhouse units. The remainder of renter households would reside in other rental arrangements, which include individually rented condominiums, singles/semis, social housing, and additional residential units. Rental units built with government assistance typically have long-term affordability commitments that ensure the stock remains available to lower-income households, but the secondary rental market is less predictable and can fluctuate based on market conditions.

### 5.2.1 Rental Supply

In order to protect the rental housing stock in Milton, the Milton Official Plan requires that local municipalities use a rental housing vacancy rate of three per cent (3%) as the minimum threshold to consider permission for the conversion of existing rental housing to ownership tenure, to other uses, or to the demolition of rental housing.

The Canada Mortgage and Housing Corporation (CMHC) Housing Market Information Portal provides the latest housing market data, including rental unit supply in the Town of Milton. The most recent rental housing data (2024) estimates that there are approximately 606 rental units in the Town of Milton. It should be noted that this count

only represents the primary rental housing market<sup>1</sup> as reported to CMHC and does not account for the secondary rental market. Over the course of the data collection period from 2021 to 2024, the total number of rental units remained relatively static until 2023 when there was decline in the supply of rental units, particularly as it pertains to the number of 1-bedroom and 2-bedroom units. Table 8 delineates the number of rental units by number of bedrooms from 2021 to 2024.

*Table 8: Milton Number of Private Apartment Rental Units by Bedroom Type, 2021-2024*

	2021	2022	2023	2024	2021-2024	
Bachelor	9	8	8	8	-1	-11%
1 Bedroom	319	320	262	262	1	0%
2 Bedroom	365	365	326	326	0	0%
3 Bedroom	10	10	10	10	0	0%
<b>Total</b>	<b>703</b>	<b>703</b>	<b>606</b>	<b>606</b>	<b>-97</b>	<b>-14%</b>

*Source: CMHC Rental Market Survey, 2024*

The 2023 Halton Region State of Housing Report does not include rental housing supply data for each municipality; as such, the data from CMHC is best suited to understand the trends in rental units over time.

The total 2024 rental vacancy rate in Milton as identified by CMHC was 4.2%, which is higher than the rental vacancy rates in Halton Region (1.6% - 2023) and the Toronto CMA (2.5%). However, it should be noted that for the Bachelor, 1 Bedroom and 3 Bedroom units, the data was suppressed as it was not statistically reliable. Milton’s rental vacancy rate in 2023 was almost half of the 2024 rate at 2.4% (with Bachelor and 3 Bedroom unit data suppressed).

The Agerton Secondary Plan should include a policy framework to encourage the provision of purpose-built rental housing for a greater supply of high-density rental units within a PMTSA.

## 5.3 Housing Costs

### 5.3.1 Ownership Costs

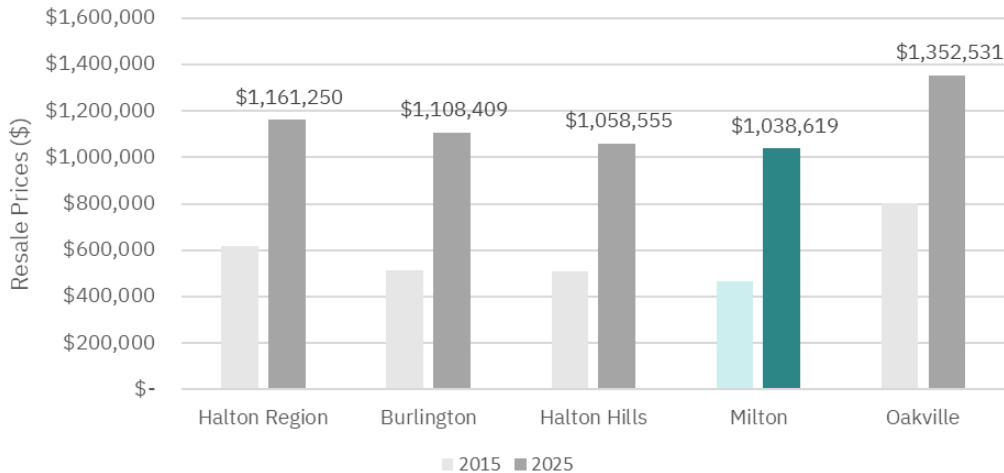
Based on January 2025 Toronto Real Estate Board data, the average resale home price (all housing types) in Milton was approximately \$1,038,619, which is lower than the Regional resale average of \$1,161,250. When compared to the average resale price in 2015, the 2025 resale values in Milton have increased by approximately 122% or \$571,546 (see Figure 9). This trend is generally consistent throughout Halton Region, with the average resale value increasing by approximately 88% or \$544,294 since 2015;

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<sup>1</sup> Primary Rental Housing Market” refers to privately initiated structure that are intended to supply the rental market. The “Secondary Rental Housing Market” refers to all rentals, except privately initiated, purpose built rental structure of three units or more.

however, resale values in Milton have seen the highest percentage of growth of the four municipalities in the Region.

Figure 9: Average Resale Home Prices



Source: Toronto Real Estate Board Market Watch January 2015 to January 2025

As shown in Figure 9, the average resale home price in Milton has increased substantially since 2015. It is important to recognize that this housing price increase has likely surpassed the household income growth in Milton. This contrast in housing prices and modest income growth will impact the market demand towards more affordable housing options, including higher-density ground-related housing types, at least in the short term. The policies of the Agerton Secondary Plan will provide for flexibility to deliver unit types that reflect the shifts in market demand over the planning horizon.

### 5.3.2 Rental Costs

Based on CMHC rental housing data, the average rental rate in Milton has increased approximately 18% since 2020 (not accounting for bachelor and 3-bedroom units) to an average of approximately \$1,512/month (see Table 9). The rental rate is lower than the Regional average at \$1,776/month (see Table 10).

Table 9: Milton/Halton Hills Average Rental Rates 2020-2024

	2020	2021	2022	2023	2024	Change	
						2020-2024	
Bachelor	\$835	\$844	\$911	--	--	--	--
1 Bedroom	\$1,172	\$1,211	\$1,309	\$1,410	\$1,481	\$309	26%
2 Bedroom	\$1,341	\$1,385	\$1,523	\$1,416	\$1,543	\$202	15%
3 Bedroom	\$1,625	\$1,638	\$1,791	--	--	--	--
<b>Total Average</b>	<b>\$1,286</b>	<b>\$1,327</b>	<b>\$1,444</b>	<b>\$1,381</b>	<b>\$1,512</b>	<b>\$226</b>	<b>18%</b>

Source: CMHC Average Rent by Bedroom Type, Milton/Halton Hills, October 2020-2024

-- Data suppressed to protect confidentiality or data not statistically reliable

Table 10: Halton Region Average Rental Rates 2023

	2024
Bachelor	\$1,324
1 Bedroom	\$1,759
2 Bedroom	\$2,064
3 Bedroom	\$2,359
<b>Total</b>	<b>\$1,981</b>

Source: CMHC Average Rent by Bedroom Type, Halton Region, October 2024

## 5.4 Development Trends

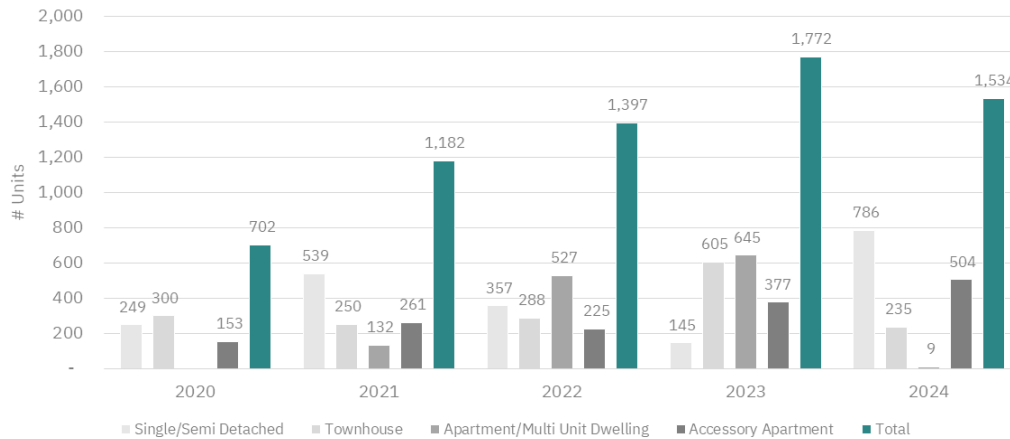
As noted in Section 6.1 of this report, the residential communities within Milton are predominantly low-density neighbourhoods, with single-detached housing representing the majority of the housing stock. As per Figure 10, the most popular unit type in 2020 was townhouses based on building permits issued in the Town of Milton. In 2021 there was a shift to lower density unit types as the number of single-detached permits issued effectively doubled. However, there has since been a shift to higher density unit types (apartment and townhouse units exceeding the number of new single detached units in 2023). In 2023, the majority of building permits issued are for townhouse and apartment units which coincides with recent development trends. In 2024, there was a steep drop in the number of building permits issued for apartments and townhouses, while the number of building permits for single-detached units rose significantly. With increased housing prices, the market demand may shift towards more affordable housing alternatives including higher density ground-related unit types in the mid-term. However, given the recent downturn and continued lack of sales for housing of all types, in particular apartments, a normalized housing market and trends will likely not occur in the short term.

Based on Figure 10, the dominant dwelling type has varied between 2020 and 2023 with townhomes representing 43% of new units in 2020, single and semi-detached units representing 46% of new units in 2021, apartment/multi-unit dwellings representing 38% of new units in 2022, apartment/multi-unit dwellings representing 36% of new units in 2023, and single and semi-detached units representing 51% of new units in 2024. Further, 2022, was the first time that Milton had a greater proportion of new apartment and multi dwelling unit types (38%) than any other unit type. Between 2020 and 2024, the percentage of building permits issued for accessory apartments ranged from 16% of all residential building permits to 33%. Overall, between 2020 and 2024, 32% of residential building permits were issued for single and semi-detached units, 25% for townhouse units, 20% for apartment/multi-unit dwellings, and 23% for accessory apartments. This shift in housing type aligns with the shift in planning policies and reflects recent short-term market demand to achieve a greater mix of unit types and increased densities.

The Agerton Secondary Plan is proposed to contain a unit mix of 12.5% townhouses, 12.5% back-to-back townhouses, and 75% stacked townhouses and apartments. This

unit mix delivers predominantly high-density housing. The affordability issues as a result of the gap between housing prices and household incomes may moderate over time, but remain a significant challenge, where higher-density, smaller homes can provide the most intrinsically affordable form of ownership housing. Since the forecasts used to inform the Agerton Secondary Plan’s unit mix are to 2051, the policies of the Secondary Plan should provide the flexibility to adapt to the current and future market conditions.

Figure 10: Milton Building Permits Issued 2020-2024



Source: Milton Building Permit Statistics, 2020-2024

## 5.5 Residential Forecasts

The Town of Milton is expected to accommodate a significant amount of the population growth in Halton Region. As stated in Section 1.1 of this report, the Milton OP forecasts that the Town is expected to grow to a total of 400,400 residents and 156,300 jobs by 2051.

The Milton OP provides housing forecasts to 2051, as provided in Table 11. Based on this forecast, it is expected that the Town of Milton will provide 30,900 low and medium density units and 12,300 high-density units in the New Complete Neighbourhoods, from 2022-2051.

Table 11: Excerpt of Milton OP, Table 3 – Phasing of Growth

	2022-2026	2027-2031	2032-2036	2037-2041	2042-2046	2047-2051
Units in New Complete Neighbourhoods	2,900	10,600	9,100	8,600	6,700	5,300
Low and Medium Density Units	2,400	9,000	6,400	6,000	4,300	2,800
High Density Units	500	1,600	2,700	2,600	2,400	2,500
Jobs	2,600	13,200	13,680	13,950	13,950	13,950
New Employment Areas	200	1,500	3,200	3,700	3,100	2,000
Urban Village Centres and New Complete Neighbourhoods	2,400	7,800	4,900	5,800	4,800	4,000

Source: Milton Official Plan March 2025; Table 3

To determine the forecasted housing types for the Agerton SPA, a review of occupied households in the Town of Milton derived from the census data available from 2016 and 2021 is included in Table 12 below. The predominant occupied housing type continues to be single-detached dwellings. However, there is a 40% increase in occupied apartment

units and a 23% increase in occupied row house units from 2016 to 2021, whereas there is a 13% increase in occupied single detached units from 2016 to 2021. This typifies recent shifts in market demand towards more dense and affordable unit types.

*Table 12: Milton Occupied Households, 2016 and 2021*

	2016	2021
Dwelling Type	Dwelling Count	Dwelling Count
Single-detached	20,090	22,720
Semi-detached	3,570	3,755
Row House	7,425	9,140
Apartments	3,145	4,400
<b>Total</b>	<b>34,230</b>	<b>40,015</b>

*Source: Statistics Canada, 2016 and 2021 Census*

It is intended that the Agerton Secondary Plan will contribute to the housing forecasts by providing a mix of medium-density ground-oriented housing types and high-density housing forms to reflect the current change in market demand and the location within the PMTSA.

# 6.0

## Affordable Housing Needs Analysis

### 6.1 Affordable Ownership Housing

As established in Section 3.1.1 of this report, affordable housing ownership is defined in the PPS 2024 as being the least expensive in the two following scenarios:

1. The purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate-income households; or,
2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

In June 2024, the Province released the “Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin” (the “Bulletin”), which outlines the market-based (purchase price-based) and income-based thresholds to determine the affordable purchase price for each municipality. For a residential unit to be considered affordable, as defined under Section 4.1 of the *Development Charges Act, 1997*, the price must not exceed the lesser of the following:

1. the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
2. 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.

While phrased differently, 90 per cent of the average purchase price is the same as 10 percent below the average purchase price. Given that the definitions of affordability are effectively the same between the PPS 2024 and the Bulletin, previous data sets like those from the Ministry of Municipal Affairs and Housing and Halton Region’s State of Housing Report, have adopted the Bulletin’s data for determining affordable housing.

The Bulletin, most recently updated in July 2025, provides an affordable threshold by unit type for each municipality. Given the high housing prices in the Town of Milton, the affordable threshold for all unit types is income-based (\$535,400), as demonstrated in Table 13.

Table 13: MMAH Bulletin - Milton Affordable Thresholds for Ownership Housing

Unit Type	Purchase Price-based	Income-based	Affordable Threshold
Single	\$1,197,000	\$535,400	\$535,400
Semi	\$918,000	\$535,400	\$535,400
Townhouse	\$810,000	\$535,400	\$535,400
Apartment	\$585,000	\$535,400	\$535,400

Source: Ministry of Municipal Affairs and Housing, July 2025

While the lower of the two thresholds (income-based) serves as the affordability threshold, the purchase price-based threshold is still below the average purchase prices of a dwelling unit and can be used to determine what should be considered attainable. These thresholds in the Provincial data set provide credibility into what can be considered affordable and attainable within local contexts to provide a greater range and flexibility in what types of units are being provided.

## 6.2 Affordable Rental Housing

Similar to the scenarios delineated in affordable housing ownership, the affordable rental housing threshold is defined by the PPS 2024 as being the least expensive of the following scenarios:

1. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate-income households; or
2. A unit for which the rent is at or below the average market rent of a unit in the region market area.

The Development Charges Act, 1997 defines an affordable rental unit if the rent is no greater than the lesser of the following:

1. The income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
2. The average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.

The Bulletin, most recently updated in July 2025, provides an affordable threshold by unit type for each municipality. Given the high housing prices in the Town of Milton, the affordable threshold for all unit types is the average monthly rent, as demonstrated in Table 14.

Table 14: MMAH Bulletin - Milton Affordable Thresholds for Rental Housing

Unit Type	Affordable Monthly Rent	Rent based on Income	Affordable Threshold
Bachelor	\$1,324	\$2,990	\$1,324
1-Bedroom	\$1,655	\$2,990	\$1,655
2-Bedroom	\$1,762	\$2,990	\$1,762
3-Bedroom	\$2,359	\$2,990	\$2,359

Source: Ministry of Municipal Affairs and Housing, July 2025

While the lower of the two thresholds (average rent) serves as the affordability threshold,

the income-based threshold should be considered attainable. These thresholds in the Provincial data set provide credibility into what can be considered affordable and attainable within local contexts to provide a greater range and flexibility in what types of units are being provided.

### **6.3 Affordable Housing Need**

The Town of Milton prepared a Housing Needs Assessment, dated February 2025, to identify gaps, needs, and opportunities in the Town's housing continuum. The Housing Needs Assessment will inform the Town's upcoming Housing Strategy.

The Housing Needs Assessment concluded that there are not many primary rental market units in Milton and that the vacancy rates in the primary rental market are not considered to be healthy. Based on the most recently available CMHC and Census data, there are currently 709 primary rental units and 6,950 rental households, suggesting most rental households live in secondary rental units. Based on CMHC's metrics, a healthy vacancy rate is considered to be at least 3%. The overall vacancy rate in Milton has been below 3 per cent for the last four years. The need for rental units is greatest for larger units (2+ bedrooms). The Secondary Plan should include policies to encourage the development of purpose-built rental units.

The Housing Needs Assessment also identifies a need for more non-market housing, including subsidized or assisted housing, transitional housing, and emergency shelters. The Secondary Plan should include policies to facilitate partnerships between non-market housing providers and development proponents in the Secondary Plan to provide non-market housing, particularly subsidized or assisted housing. Transitional housing and emergency shelters are likely to be more appropriately located elsewhere in the Town where there are other complimentary services to support those types of housing.

A deficit of 3,595 affordable units is estimated for the Town, which is likely to sustain to as the population continues to increase. The deficit was determined to be most prevalent in the low-income category (2,750-unit deficit), followed by very low income (425 units), and moderate income (420 units).

As per Watson & Associates Residential and Non-Residential Needs Analysis ("Watson's Residential and Non-Residential Needs Analysis"), Milton has 40,050 residential units in 2021. The 3,595 affordable unit deficit represents approximately 9% of the residential units in the Town in 2021. Watson's Residential and Non-Residential Needs Analysis estimates 6,570 units in the Agerton SPA by 2051. 9% of the Agerton's forecasted units results in a need for 590 affordable units. It should be noted that the affordable unit deficit identified in the Housing Needs Assessment is for 2024, while the overall unit count is from 2021, and as a result, the percentage of required affordable housing may be slightly lower due to an unaccounted-for increase in residential units.

The Housing Needs Assessment recommends that the Town should focus on encouraging the introduction of additional low-income and moderate-income units to the market, as

they are not the service manager for deeply affordable units and rely on housing service providers, including Halton Region, to provide housing to very low-income households. As such, the Secondary Plan should include policies that support this recommendation by encouraging the development of low- and moderate-income units.

## 6.4 Affordable Housing Supply

### 6.4.1 Town-wide New Unit Affordable Housing Supply

The Halton Region State of Housing Report 2024 recognizes that the best opportunity to deliver affordable housing units and an increased housing mix will be through the encouragement of higher-density housing units, such as townhouse and apartment units.

Table 15 shows the distribution of new housing units by dwelling type and affordability for Milton, which utilizes the income-based affordability threshold. As of 2024, 21% of new housing units in Milton fell under the affordable threshold, all of which were apartments. In this regard, 53% of apartment units fell under the affordable threshold (the majority of which were 1- to 2-bedroom units). This data demonstrates that a significant number of units may fall under the affordable threshold due to the high proportion of apartment units being focused in the Agerton SPA. Policies will be required to encourage affordable housing in larger units, as they are unlikely to be inherently affordable.

Table 15: New Housing Sales by Dwelling Types and Affordability, Milton, 2024

Unit Type		Milton	% Affordable Units
Single & Semi	Non-Affordable Units	111	
	Affordable Units	0	0%
	Total Units	111	
Townhouse	Non-Affordable Units	269	
	Affordable Units	1	0%
	Total Units	270	
Apartment	Non-Affordable Units	117	
	Affordable Units	131	53%
	Total Units	248	
<b>Non-Affordable Units</b>		<b>497</b>	
<b>Affordable Units</b>		<b>132</b>	<b>21%</b>
<b>Total Units</b>		<b>629</b>	

Source: State of Housing Report, 2024

### 6.4.2 Agerton Secondary Plan New Unit Affordable Housing Supply

To estimate the quantum of affordable housing units that may be provided in the Agerton

Secondary Plan, a simple threshold analysis was completed to determine the number of units that may contribute to the minimum target of 30% of all units in the Town of Milton being affordable as per the Town of Milton Official Plan policies.

The Town of Milton Official Plan sets out an annual affordable housing target of at least 30% of all units to be affordable for all new residential development (Section 7.1.2.1).

Based on the affordable housing threshold established in the Bulletin, the affordable housing ownership threshold for Milton is \$535,400, and the affordable rental threshold averages \$1,775. These affordable thresholds may be intrinsically met by smaller apartments; however, there is a need for a range of unit sizes and tenures that meet the affordable thresholds.

The *Development Charges Act* defines attainable housing generally as residential units that are not affordable residential units, not intended for use as a rented residential premises, and are developed as part of a prescribed development or class of developments. The higher thresholds for the ownership can be an appropriate target for housing that can be considered “attainable”, so long as they are developed as part of a prescribed development or class of developments. Providing targets for attainable housing is also important to ensure that there is housing to meet the range of needs of the future residents of the Agerton Secondary Plan.

The Agerton Secondary Plan proposes a total of 6,600 units with a range and mix of housing types, including townhomes (street, back-to-back, and stacked townhomes) and apartments. As part of the land budget analysis, an estimated supply of 4,920 stacked townhouse/apartment units represents a combined total of approximately 75% of the total unit yield. As noted, these smaller unit types are most likely to meet the stated affordability threshold due to their intrinsically smaller sizes.

The remaining 25% of units are anticipated to be split evenly between street and back-to-back townhouses (1,650 units). Back-to-back townhouses typically have a larger unit size that is more affordable than single detached, semi-detached, and street townhouse units, which could potentially achieve the higher affordability threshold as a more attainable option for larger households. Given the small percentage of street townhouses which are the only unit type that could accommodate Additional Residential Units, it is unlikely that a significant amount of ARUs will be present in the Agerton Secondary Plan.

While the proportional need for affordable housing calculated based on the Town’s Housing Needs Assessment and Watson’s Residential and Non-Residential Needs Analysis amounts to 590 affordable units within the Agerton SPA, given its location around a future GO Station and potential Bus Rapid Transit along Trafalgar Road, the Agerton SPA is an appropriate location to provide a higher proportion of affordable housing than other areas within the Town of Milton. Additionally, given the likelihood that many of the smaller apartment units will inherently meet the affordable threshold, the Agerton SPA has the potential to provide a greater proportion of affordable units naturally. As such, adopting the Town’s target of 30% of new units being affordable is appropriate

in the Agerton SPA.

Based on the above, the Secondary Plan should include policies that encourage a range and mix of housing types and unit sizes, particularly for larger households. Further, purpose-built rental buildings should be encouraged throughout the PMTSA. While it is assumed that smaller apartment units have the potential to fall under the affordable threshold, the policies of the Agerton Secondary Plan should support and encourage affordable units that can accommodate larger households, particularly 3+ bedroom units. The Town should work with development proponents to identify and facilitate opportunities to deliver affordable housing, including deeply affordable housing, housing affordable to low and moderate-income households, and attainable housing. This can be done through potential partnerships and incentives.

If it is determined that a greater focus on providing affordable housing is required, more options can be considered at later stages through discussions with the Town prior to full build out, including greater incentives and other interventions like Inclusionary Zoning that would make inclusion of higher distributions of affordable units possible or required.

# 7.0

## Employment Needs

*This section of the report examines the employment forecasts and market demand for commercial and industrial space in the Agerton SPA, as well as the land needs for commercial, industrial, and institutional jobs.*

### 7.1 Office and Retail Need

The Office Demand Analysis prepared by Tate Research recommends accommodating approximately 66,900 square metres of office space in the SPA. This forecast was determined through a GTHA top-down approach and a Town-based forecast which both arrived at a comparable scale of warranted office space.

The Retail Commercial Demand Analysis prepared by Tate Research recommends accommodating approximately 38,600 square metres of retail commercial space in the Agerton SPA. The market demand was determined based on residential market support from Agerton, unmet demand from the Trafalgar SPA, and market support from the future employees of the Employment/ Industrial Area and Agerton Business Commercial Areas.

It should be noted that the office and retail space is intended to be partially accommodated within mixed-use buildings.

The Draft Secondary Plan ensures that at least the minimum office and retail commercial GFA outlined above will be provided and designates enough land to achieve the jobs forecasts. The minimum office and retail commercial GFA should be coded into policy; however, sufficient lands are provided to achieve the ultimate forecasted jobs. This approach provides flexibility, while accommodating long-term need.

### 7.2 Industrial Need

Based on the employment forecasts prepared as part of the Town's Official Plan review, a total of 5,900 industrial jobs are estimated within the Agerton SPA by 2051. To accommodate these jobs, a total of approximately 160 ha of land is required. The required land area assumes a ratio of approximately 163 square metres per employee and 60% coverage.

### 7.3 Other Employment Need

The Agerton SPA is also forecasted to accommodate 1,000 institutional jobs, 900 work-from-home jobs, and 1,600 no fixed place of work jobs. Institutional jobs can be

accommodated within the Mixed-Use High Density, Neighborhood Centre Mixed-Use II, Agerton Business Commercial Area, and Public Use designations. No land area is required to accommodate the work-from-home jobs or the no fixed place of work jobs.

## **7.4 Conclusion**

While the recommended distribution of population-related (office and retail) space is lower than the number of population-related jobs forecasted for the Agerton SPA for the Town's Official Plan work, the Secondary Plan must designate enough land to accommodate the remaining jobs. The designations within the PMTSA provide sufficient land to accommodate additional commercial GFA and the Agerton Business Commercial Area outside of the PMTSA has been designated to protect for additional employment opportunities, particularly office or institutional uses, and the long-term employment potential of this area as a labour market in the Town.

The land needs identified based on the commercial space and employment forecasts are estimates. The Agerton Secondary Plan designates the approximate area required for each employment type to achieve the ultimate job forecasts to 2051.

# 8.0

## Agerton Secondary Plan

*This section of the report describes the Agerton Secondary Plan. It describes the general land use structure and established population, employment and housing targets for the Secondary Plan.*

### 8.1 Agerton Secondary Plan

The Agerton Secondary Plan was identified as an Employment Area through the Town's LBA process, intended to achieve an overall density of 26 jobs per hectare, with opportunities for mixed-use and higher density planned within 500m of the potential GO Station.

During the initial secondary planning process for the Agerton Secondary Plan and Trafalgar Secondary Plan, feasibility was confirmed for a GO Station being delivered in the Agerton Secondary Plan Area. As a result, the Conceptual Structure Plan and housing and employment mix were refined to accommodate the PMTSA requirements of the Growth Plan. The Agerton Secondary Plan now assumes a higher-density and mix of uses proximal to the PMTSA, introducing retail and office-type employment and residential units to foster transit-supportive densities that maximize the number of potential transit users that are within walking distance of the PMTSA and Regional Transit Priority Corridors. Due to this planning context change, the growth assumptions for the Agerton SPA were updated through the Town's Official Plan review to reflect a minimum density target of 180 residents and jobs per hectare within the PMTSA, with the intention that the mix of housing and jobs required to achieve that density will be determined through the secondary planning process. Since then, several policy shifts and updates have occurred, including updating the planning horizon and growth forecasts for the Town to 2051. Given that the Agerton Secondary Plan process is ongoing, an additional update to the growth assumptions has occurred.

In general, the Agerton Secondary Plan maintains the intent of the Conceptual Structure Plan anticipated by the LBA; planning for employment uses as well as a mixed-use PMTSA. The greatest mix of uses and highest densities will be concentrated in proximity to transit, such as the future GO Station, as well as a future Bus Rapid Transit stop at the intersection of Trafalgar Road and Derry Road, to maximize walkability to places to shop, learn, obtain personal service, recreate, and worship. Based on the input received through the Agerton SPA public consultation process, the Agerton SPA is envisioned to consist of

a complete walkable mixed-use community that provides a range and mix of housing of medium- and high-density housing with walkable access to amenities and services, in addition to the provision of a range of employment types.

The Agerton Secondary Plan plans for a PMTSA that is intended to accommodate approximately 14,100 residents and 4,200 jobs and achieve an overall density target of 180 residents and jobs combined per hectare, as well as an Employment/ Industrial Area that is planned to accommodate approximately 5,900 jobs and an Agerton Business Commercial Area that is planned to accommodate approximately 5,800 jobs. The Agerton Secondary Plan is intended to form a new office node and employment cluster and, accordingly, is being planned to accommodate a minimum of 66,900 square metres of office gross floor area. To provide sufficient retail and service commercial space, the area is planned to accommodate a minimum of 38,600 square metres for these uses.

The overall SPA structure should be planned to ensure a sufficient population is provided within the PMTSA to support the proposed GO Station, as well as the delivery of retail commercial uses, parks, and other public service facilities within walking distance of most residents. The SPA structure also identifies the Employment/ Industrial Area, the Public Use block, and the Agerton Business Commercial Area, which are organized to ensure appropriate transition to the Transit-Oriented Node and Transit-Supportive Community structural elements.

The Transit-Oriented Node is planned as the focal point of the Secondary Plan and is intended to have the greatest intensity of uses, height, and density in the Secondary Plan at transit-supportive densities, in proximity to the future GO Station. Its location adjacent to the GO Station makes it uniquely positioned to deliver high-density residential uses in combination with a range of commercial uses (particularly office uses) and also offers the potential to accommodate community uses. The Transit-Oriented Node is made up of the Mixed-Use High-Density designation. A minimum of 18,600 square metres of office space and 9,300 square metres of retail space should be planned for this area to leverage the economic potential of the GO station. The remainder of the PMTSA is part of the Transit-Supportive Community, which is intended to be made up of development at transit-supportive densities with a range and mix of uses at a lower intensity than the Transit-Oriented Node. The Transit-Supportive Community is made up of the Medium Density Residential II, Neighbourhood Centre Mixed Use II, and Agerton Business Commercial Area designations. A minimum of 20,900 square metres of retail and commercial space and 9,300 square metres of office space should be planned in this area to realize the job targets of the PMTSA along the Trafalgar Road and Derry Road frontages, including at the node formed at the intersection of these two roads. The minimum retail and commercial space will be accommodated in the Neighbourhood Centre Mixed Use II designation, while the office space will be accommodated in the Business Commercial Area designation.

In general, the Mixed-Use High-Density designation is intended to function as the major focal point within the SPA. It is intended to be the location where the highest intensity of use is concentrated, to support the future GO Station.

The Medium Density Residential II designation is intended to accommodate a range and mix of medium residential dwellings (particularly townhouses), schools, and elements of the parks and open space system. Higher-density dwellings are permitted in proximity to arterial and collector roads. Activity-generating uses such as schools, parks, and other public service facilities should, where possible, be co-located with each other, and in some cases (i.e., one of the schools) should be located adjacent to the Mixed-Use High-Density designation.

The Neighbourhood Centre Mixed Use II designation is intended to serve the commercial needs of the PMTSA and surrounding areas as the focus of commercial uses (particularly retail and office) and higher-density residential uses in a mixed-use setting.

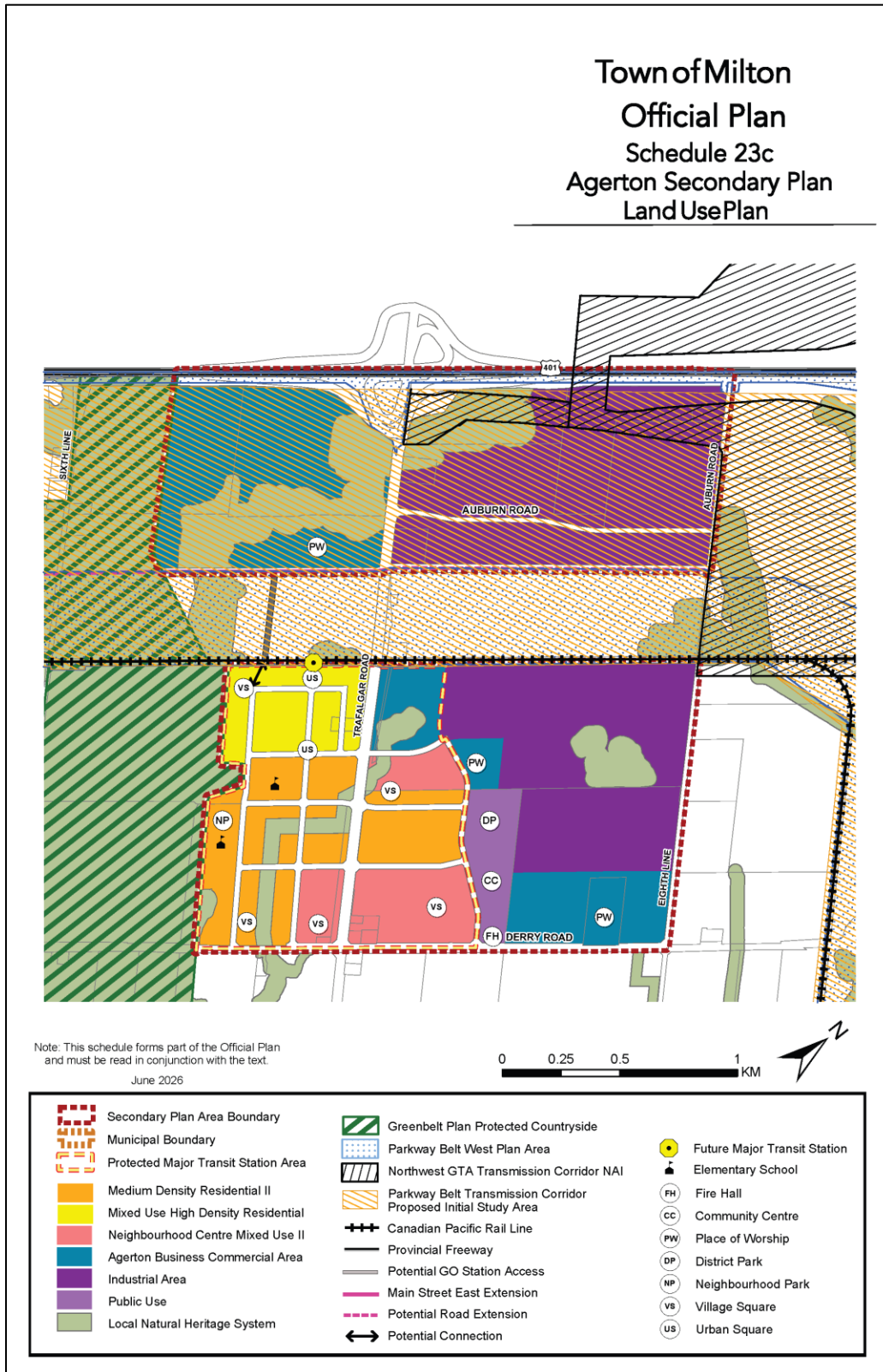
The Agerton Business Commercial Area designation is intended to provide a full range of light industrial uses as well as office and commercial uses. The Agerton Business Commercial Area will accommodate non-residential uses that are no longer permitted within the Employment/ Industrial Area. This designation also ensures a transition from the Employment/ Industrial Area to the designations permitting residential and other sensitive uses. The lands in this designation outside of the PMTSA are planned to accommodate a minimum of 39,000 square metres of office and 8,400 square metres of retail commercial floor space; however, additional land is designated to protect for additional employment opportunities.

The Public Uses designation accommodates the District Park, community centre, and fire station, providing a cluster of public uses to serve the community and transition from the Employment/ Industrial Area to the designations permitting residential and other sensitive uses.

The Employment/ Industrial Area designation is intended to accommodate a full range of industrial uses as a major source of employment opportunities within the Town, benefitting from proximity to highways and future high-order transit.

As refined through the secondary planning process, the Agerton SPA comprises a total developable area of 359 hectares, an estimated 14,100 residents, and 17,500 jobs, accommodates approximately 6,600 units, and achieves an overall PMTSA density target of 180 residents and jobs combined per hectare.

Figure 11: Agerton Secondary Plan Land Use Plan



Source: Malone Given Parsons Ltd., 2026

As discussed earlier in this Report and in the Policy Directives Report, the jobs forecasted by Watson and Associates Economists Ltd. have been reallocated throughout the Agerton SPA to address the changes in uses permitted in Employment Areas, the retail and office demand identified by Tate Research, and the Town’s intention to protect for a large Business Commercial node in the northwest portion of the Agerton SPA.

The following table demonstrates an estimate of the population and jobs by designation informed by these factors to the ultimate number of people and jobs forecasted to 2051 as directed by the Milton OP (14,100 people and 17,500 jobs).

*Table 16: Estimated Population and Density by Land Use Designation by Neighbourhood*

	Land Area (ha)	Estimated Population	Estimated Jobs	Total People and Jobs	Density (p+j/ha)
<b>GROSS LAND AREA</b>	<b>437.4</b>				
<b>Non-Developable</b>	<b>78.3</b>				
Hwy 401	22.5				
NHS	55.8				
<b>COMMUNITY LAND (HA)</b>	<b>199.9</b>	<b>14,111</b>	<b>10,030</b>	<b>24,141</b>	<b>121</b>
<b>Within MTSA</b>	<b>93.6</b>	<b>14,111</b>	<b>4,240</b>	<b>18,351</b>	<b>196</b>
Neighbourhood Centre Mixed Use II	27.0	1,783	1,000	2,783	103
Mixed Use High Density	19.3	7,132	2,037	9,169	475
Medium Density Residential II	39.9	5,196	633	5,829	146
Agerton Business Commercial Area	7.4	0	570	570	77
<b>Outside MTSA</b>	<b>79.0</b>	<b>0</b>	<b>5,790</b>	<b>5,790</b>	<b>73</b>
Agerton Business Commercial Area	67.5	0	5,790	5,790	86
Agerton Business Commercial Area (N)	43.5	0	4,480	4,480	103
Agerton Business Commercial Area (S)	24.0	0	1,310	1,310	55
Public Use	11.5				
Roads	27.2				
<b>EMPLOYMENT LAND (HA)</b>	<b>159.2</b>	<b>0</b>	<b>5,900</b>	<b>5,900</b>	<b>37</b>
Employment Area (N)	83.4	0	3,100	3,100	37
Employment Area (S)	67.9	0	2,800	2,800	41
Roads	7.9				
<b>TOTAL DEVELOPABLE AREA</b>	<b>359.1</b>	<b>14,100</b>	<b>15,900</b>	<b>30,000</b>	<b>100</b>

Notes:

1. Totals rounded to nearest 100. Totals may not add due to rounding.
2. Developable area excludes the Natural Heritage System, Hazard Lands and Greenspace as shown on the Land Use Plan.
3. Estimated jobs do not include 1,600 No Fixed Place of Work Jobs.

Source: Watson and Associates Economists Ltd., 2024, Tate Research, 2026, and Malone Given Parsons Ltd., 2026

### 8.1.1 Employment Mix

The Agerton Secondary Plan is intended to be a mixed-use employment and residential area offering a full range of employment types and a variety of housing options, community uses, and employment. The LBA originally anticipated that the Agerton SPA would only accommodate jobs. As part of the Agerton Secondary Plan and Trafalgar Secondary Plan processes, the employment assumptions have been revised to account for the employment mix shift in the Agerton Secondary Plan to support the delivery of a PMTSA, which is a more appropriate location for office-related employment. Further, as

a result of the COVID-19 Pandemic, a greater proportion of the population is working from home and is expected to continue doing so at higher levels than before the pandemic.

As a result, the office jobs originally anticipated to be accommodated within the Britannia SPA were reallocated from the Britannia SPA to the Agerton Secondary Plan and the estimated employment projection for the Agerton SPA includes a greater proportion of residents working from home than contemplated in the LBA pre-pandemic. Additional adjustments to the employment projections were made through the Town's Official Plan review and to address the Province's changes to Employment Area permissions. As a result of these changes, all projected non-industrial jobs in the Employment/ Industrial Area had to be reassigned to the commercial areas outside of the Employment/ Industrial Area, both within and outside of the PMTSA.

The Agerton SPA is estimated to accommodate approximately 17,500 jobs in a range of employment sectors, including industrial, institutional, population-related (primarily office (non-retail) and retail), work-at-home, and no fixed place of work. The table below provides a breakdown of the industry categories associated with each section.

Table 17: NAICS Categories by Sector

2-Digit NAICS Industry Category	Sector
Agriculture, forestry, fishing and hunting	Primary
Mining, quarrying, and oil and gas extraction	Primary
Utilities	Industrial
Construction	Industrial
Manufacturing	Industrial
Wholesale trade	Industrial
Retail trade	Retail
Transportation and warehousing	Industrial
Information and cultural industries	Non-Retail
Finance and insurance	Non-Retail
Real estate and rental and leasing	Non-Retail
Professional, scientific and technical services	Non-Retail
Management of companies and enterprises	Non-Retail
1/2 Administrative and support, waste management and remediation services	Industrial
1/2 Administrative and support, waste management and remediation services	Non-Retail
Educational services	Institutional
Health care and social assistance	Institutional
Arts, entertainment and recreation	Retail
Accommodation and food services	Retail
Other services (except public administration)	Retail
Public administration	Institutional

Source: Watson and Associates (2025)

The COVID-19 pandemic caused a shift in the proportion of jobs worked at home. Although the rates of worked from home are not as high as during the pandemic, they have continued at levels higher than pre-pandemic rates, making it difficult to draw conclusions on the lasting impact on housing and employment trends. This is particularly true with regard to estimating worked at home jobs. Nonetheless, there remains a trend of hybrid work that is persisting and is possibly a permanent shift in the way work is conducted in Ontario. While there is no reliable study or evidence yet to estimate the potential for worked at home in the future, this report assumes a worked at home rate that is roughly double that prior to the pandemic (based on the 2016 census) and about half the rate realized during the pandemic (based on the 2021 census).

As outlined in Table 18, the Agerton SPA distributes the estimated employment throughout the entire SPA in a manner that ensures compatibility with the residential uses

permitted within the PMTSA and reflects Provincial policy regarding Employment Areas.

Table 18: Estimated Employment by Type and Designation

	Industrial	Non-Retail	Retail	Commercial / Population - Related Employment	Institutional	Work At Home	TOTAL EMPLOYMENT
Mixed-Use High Density	0	1,140	330	1,470	0	567	2,000
Medium Density Residential II	0	0	0	0	300	333	600
Neighbourhood Centre Mixed Use II	0	0	1,000	1,000	0	0	1,000
Business Commercial Area (within MTSA)	0	570	0	570	0	0	600
Business Commercial Area (outside MTSA - North)	0	3,610	170	3,780	700	0	4,500
Business Commercial Area (outside MTSA - South)	0	1,140	170	1,310	0	0	1,300
Agerton Employment Area (North)	3,100	0	0	0	0	0	3,100
Agerton Employment Area (South)	2,800	0	0	0	0	0	2,800
<b>TOTAL</b>	<b>5,900</b>	<b>6,500</b>	<b>1,700</b>	<b>8,100</b>	<b>1,000</b>	<b>900</b>	<b>15,900</b>

Notes:

1. Totals rounded to nearest 100. Totals may not add up due to rounding.
2. Estimated jobs do not include 1,600 No Fixed Place of Work Jobs.

Source: Watson and Associates Economists Ltd., 2024, Tate Research, 2026, and Malone Given Parsons Ltd., 2026

### 8.1.2 Housing Mix

The Agerton SPA is intended to be a mixed residential and employment community offering a range of medium-density and high-density housing options. The Secondary Plan is estimated to accommodate approximately 6,600 dwelling units in a range of housing types (excluding single-detached and semi-detached dwellings), including:

- Mixed-Use High Density (high-density residential uses with a minimum height of 3 storeys, maximum height of 33 storeys, predominantly mixed-use buildings);
- Medium Density Residential II (a full range of medium-density residential uses with a maximum height of four storeys with certain exceptions, predominantly townhouses); and,
- Neighbourhood Centre Mixed Use II (high-density residential uses with a maximum height of 12 storeys, except at the corners of Trafalgar and Derry Roads which have a maximum height of 25 storeys).

As shown in Table 19, the greatest proportion of dwelling units is planned to occur within the Mixed-Use High Density designation (60% of the total unit yield). The Mixed-Use High Density and the Neighbourhood Centre Mixed Use II designation is planned to provide a total of 4,920 dwelling units all as apartment units. The Medium Density II designation is planned to accommodate 1,650 medium- and high-density units in the form of street, back-to-back, stacked, and stacked back-to-back townhouses and apartments.

Table 19: Estimated Unit Yield by Land Use Designation

Designation	Unit Type	Estimated Unit Yield	% of Total Unit Yield	Persons Per Unit	Population
Medium Density Residential II	Townhouses / B2B Townhouses	1,650	25%	3.149	5,196
Mixed-Use High Density	Stacked B2B / High-Rise Apts	3,960	60%	1.801	7,132
Neighbourhood Centre Mixed Use II	High-Rise Apts	990	15%	1.801	1,783
<b>Total</b>		<b>6,600</b>	<b>100%</b>		<b>14,100</b>

Notes:

1. *Totals rounded to nearest 100. Totals may not add up due to rounding.*

*Source: Watson and Associates Economists Ltd., 2024 and Malone Given Parsons Ltd., 2026*

As seen in other areas of the Town, Milton continues to attract ground-related housing options and should continue to provide a supply of these unit types. However, as the price points of ground-oriented product types increase, this may push residents to consider more affordable housing options, including higher-density unit types such as back-to-back and stacked townhouse units and apartment units, at least in the short term. The flexible policy approach and the unit mix anticipated in the Agerton Secondary Plan support the current market demand and provide flexibility in the Transit-Supportive Community to adapt to potential market changes as the Secondary Plan is built out, while also accommodating the high-density units required to support the future GO Station.

# 9.0

## Conclusion and Recommendations

*This Analysis has been prepared in support of the Agerton Secondary Plan. Its purpose is to generate the population and employment forecasts for the Secondary Plan and provide an analysis of the composition and distribution of housing and employment uses within the Secondary Plan. The analysis provides a review of the Town's existing population, employment and housing profile and assesses the current need for affordable housing in the Town of Milton, as well as evaluates the extent to which the planned development for the Agerton Secondary Plan can provide a portion of this future need in the community.*

### 9.1 Conclusion

The current Provincial and local Municipal planning policy framework directs that an appropriate range and mix of employment and housing, including affordable housing, is required to be provided by municipalities to meet the needs of its residents. The Town of Milton OP aims to provide opportunities for a fully-diversified economic base and to accommodate current and future business activities in a compact built form that efficiently utilizes land and infrastructure. Furthermore, the Milton OP states that at least 50 per cent of new housing units produced in the Town be in the form of townhouses or multi-storey buildings, and that at least 30 per cent of new housing units be Affordable or Assisted Housing.

Per the Milton Official Plan, the Agerton Secondary Plan is required to achieve a minimum density of 180 people and jobs combined per hectare within the PMTSA to achieve the Town's OP target. The range and mix of land uses necessary to meet these density targets will inherently provide the opportunity for a range and mix of employment and residential opportunities, including opportunities for affordable housing.

The Agerton Secondary Plan is estimated to accommodate a population of approximately 14,100 residents housed in 6,600 dwelling units, with a total employment potential of 17,500 jobs. The Secondary Plan is anticipated to achieve an overall density target of approximately 100 residents and jobs combined per hectare and a density of 196 residents and jobs per hectare within the PMTSA. It is anticipated that the Agerton SPA will provide a unit mix of 25% street and back-to-back townhouse units and 75% stacked townhouses and apartment units. The Employment/ Industrial Area will accommodate approximately 5,900 jobs and the Agerton Business Commercial Areas outside of the PMTSA will accommodate approximately 5,800 jobs, while the PMTSA will accommodate approximately 4,200 jobs. An additional 1,600 no fixed place of work jobs will also be

accommodated within the Agerton SPA, although they have no specific land area associated with them. The PMTSA will achieve the overall density target of 180 residents and jobs combined per hectare.

Based on a review of the Town of Milton's existing and current housing profiles and demographic composition, it is expected that the Town of Milton will continue to attract younger families interested in purchasing ground-related housing types. However, it is likely that increased housing prices and moderate-income growth will lead to market acceptance of more affordable housing alternatives such as higher density unit types, at least in the short term. The unit mix proposed for the Agerton SPA supports the current market demand and provides flexibility to adapt to potential market changes as the Secondary Plan is built out. Additionally, the higher-density nature of the Secondary Plan may accommodate a greater proportion of young professionals and households without children, which are currently underrepresented in Milton.

Based on the affordable housing demand analysis, the Agerton SPA will contribute to the 30% affordability target for new residential units as required by the Town of Milton Official Plan. The Agerton SPA will accommodate affordable and attainable units primarily through the provision of high-density apartment units.

## 9.2 Recommendations

Based on the evaluation and conclusions of the Population, Employment and Housing Report, the following policy recommendations should be considered for inclusion in the Draft Secondary Plan:

- Establish Secondary Plan and PMTSA specific density targets for population and employment to ensure the achievement of the Town's density targets;
- Establish policies that guide development within the PMTSA to ensure a range and mix of land uses are provided to facilitate the development of a complete community;
- Establish policies that encourage various unit types, sizes and tenures, including affordable and assisted housing;
- Establish a larger unit size target of 40%, where larger units consist of 2- and 3-bedroom units;
- Establish a target of 30% for affordable housing;
- Establish a minimum requirement for the provision of non-residential uses in mixed-use and commercial designations based on the minimum GFA recommended by Tate Research's Agerton Retail / Commercial & Office Market Analysis;
- Establish a development timing policy framework that includes triggers for development to progress to the next population and employment threshold and that ensure:
  - o There is availability and efficient use of public infrastructure and services;
  - o Development proceeds in a manner that is supportive of transit services;
  - o The early delivery of projected public service facilities, parkland, and

- school facilities to support growth;
- The progression of development will follow a logical sequence; and,
- Any financial requirements of the Town and/or Region are satisfied.