

Intensification Educational Guide

What does intensification look like?

Intensification comes in many different forms. It can happen through the redevelopment of a property with a new building that has more units in it than what was there before. It can also happen through renovating or re-using an existing building to add more units to what is already there. Intensification can also feature a mix of uses within the same building, or within multiple buildings on the same property. This most commonly takes the form of retail uses on the ground floor with residential uses above. In all cases, intensification represents an increase in density, e.g. from low density to medium density.

	Low Density	Medium Density	High Density
Units / Net Hectare	Up to 20	21 to 50	51 to 100
Maximum Height	Storeys	storeys	storeys



Low



Medium



High



Medium

Get involved in discussions about intensification!

You can help us shape how intensification happens in Halton Hills. We will be hosting two public engagement sessions as part of the Intensification Opportunities Study Update.

This Study Update is looking at how many new residents Halton Hills can accommodate through intensification out to 20 1. In determining how much intensification can occur, we will be looking at things like infrastructure capacity, real estate market interest and how to design new buildings so that they fit within our community.

We want to hear from you. Let's talk about intensification, visit:
www.letstalkhaltonhills.ca/intensification

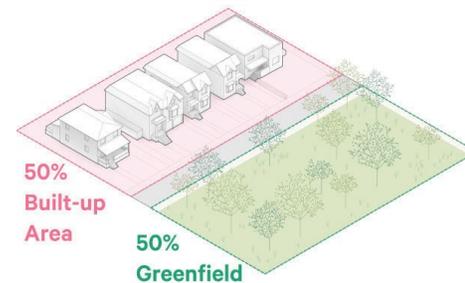
What is intensification?

Intensification is all about using land more efficiently. This happens through an increase in the total number of people and jobs within a specific area- around a main street, for example. It is efficient because it provides more homes and businesses without needing to expand the amount of developed land.



Why is Halton Hills Intensifying?

The Province has a plan for the Greater Golden Horseshoe (GGH) that makes sure growth is spread equitably. Each Region in the GGH is assigned different amounts of growth out to the year 2041. Each Region then assigns different amounts of growth to the various towns and cities within its boundaries. The Province's plan also sets an intensification target. This target says that by 2041, 50% of growth must occur in built-up areas (areas that are already developed) and 50% can occur in greenfields (areas that are not yet developed).

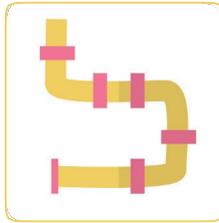


Why should we plan for intensification and how do we do it?

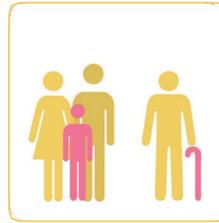
There are two reasons why it is important to plan for intensification. First, planning for intensification allows us to make sure that it happens in areas of our communities where it will best fit in. These areas are identified in the Town of Halton Hills Official Plan as Intensification Areas. More detail on these areas is provided below. Second, planning for intensification allows us to maximize the benefits that it can bring. These benefits include (1) Using Land Efficiently, (2) Using Tax Dollars Efficiently, (3) Providing Housing Options, and (4) Promoting Community Health and Sustainability.



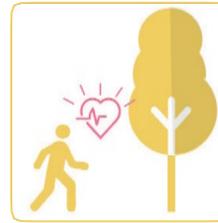
Using Land Efficiently
More people and jobs in the same area reduces the need to expand the amount of developed land. This reduces pressure on developing farmland and natural areas.



Using Tax Dollars Efficiently
More people and jobs in the same area optimizes the use of existing infrastructure and reduces the need to build new, costly infrastructure.

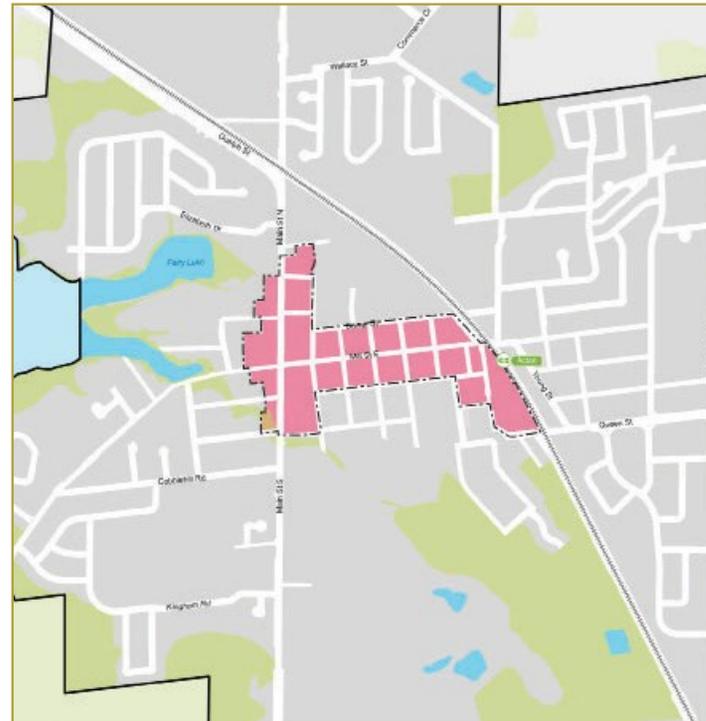


Providing Housing Options
Intensification provides for many different types of homes, allowing people to stay in the community as their housing needs change over time.

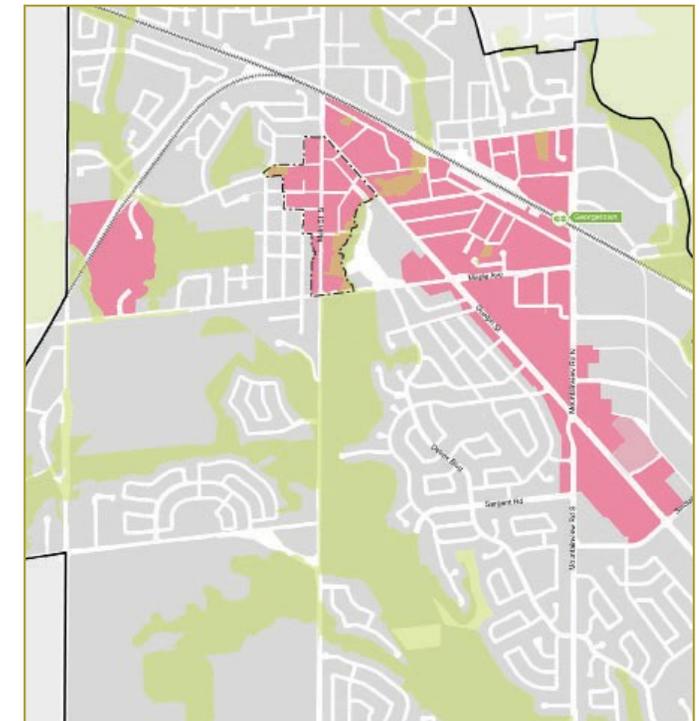


Promoting Community Health and Sustainability
A greater mix of uses encourages walking and reduces the need to drive. This provides both public health and environmental benefits.

Acton Intensification Areas



Georgetown Intensification Areas



The Town of Halton Hills has a plan to make sure intensification happens in areas of our community where it will best fit in, and in a way that will maximize the benefits it can bring. The Town of Halton Hills Official Plan identifies **Intensification Areas** within the Built-Up Areas of Acton and Georgetown that are to be the focus for the majority of intensification that is planned to occur in Halton Hills out to 2041. These areas are suitable for intensification for a number of reasons, including:

- They are already centres of activity and have a network of streets that makes it easy to walk
- They already feature or are planned to have a mix of uses
- They are close to the GO Transit stations
- They have properties that are large enough to accommodate intensification
- They have properties that are underutilized

The areas outside of these Intensification Areas, which are identified as the **Urban Area**, generally consist of stable residential neighbourhoods and will be protected from incompatible intensification. However, limited intensification will be permitted in these areas through contextually appropriate infill development. Proposals for infill development, for example replacing detached houses with semi-detached houses or building townhouses on an unused property, must abide by specific Official Plan Policies and the proposed Infill Design Guidelines.