

VISION GEORGETOWN SECONDARY PLAN



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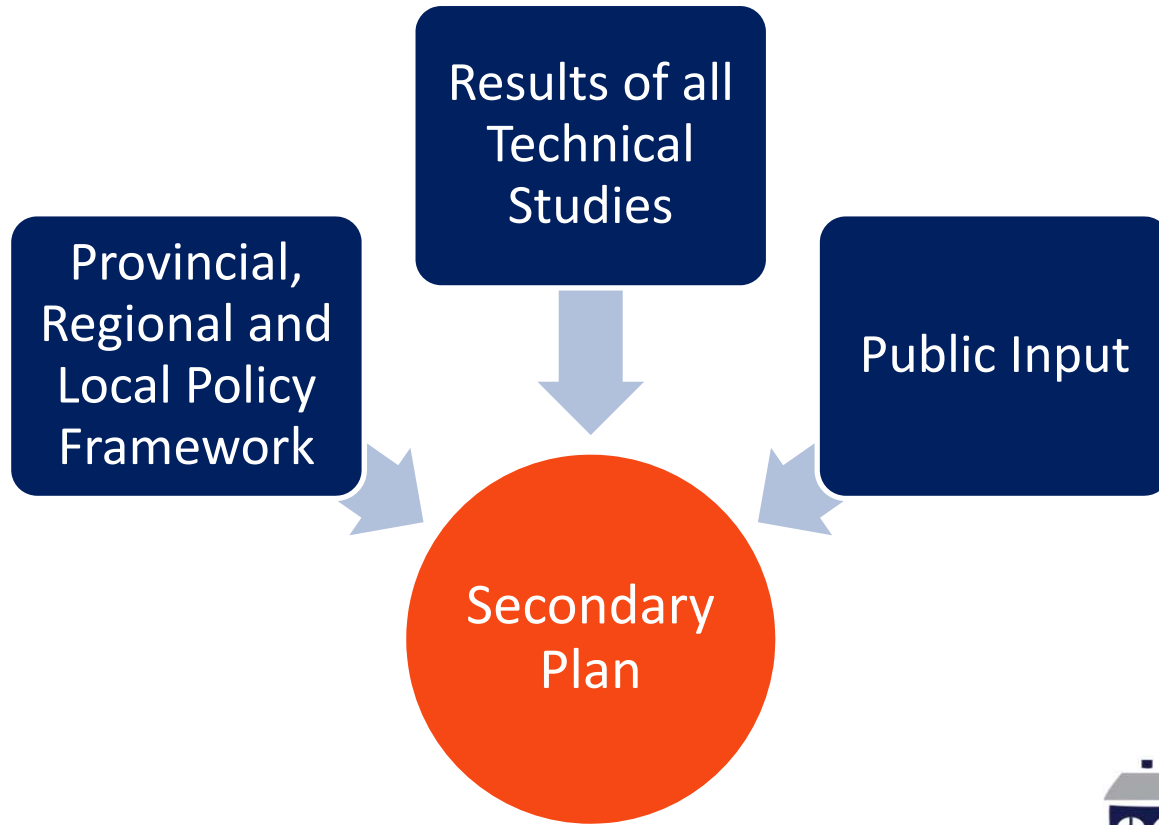
COUNCIL MEETING

July 9, 2018



We have Reached a Milestone

Vision Georgetown process began in 2013 and we are now at a point when the Secondary Plan can be recommended for adoption



Purpose of Secondary Plan



- Enshrine vision and guiding principles endorsed by Council in 2014 in the Town Official Plan
- Identify and protect the Natural Heritage System on the Vision Georgetown lands
- Establish land uses and detailed policies to manage future growth
- Establish policies on how and when public uses such as schools and parks will be delivered
- Set out how the Secondary Plan will be implemented through future agreements and future studies



Vision

To be the New Community of Choice

The Vision Georgetown community is an inspiring new urban community; distinctive in the way it looks and functions, fostering healthy lifestyles, neighbourliness, economic prosperity, and local pride. It is a resilient, sustainable, complete, and compact community, with a thriving natural heritage system. It feels like a small Town and is physically connected to the broader community of Georgetown and the Town of Halton Hills. It honours the rich heritage of the Town, emphasizes people, and provides choices for day-to-day living. Overall, the Vision Georgetown community is an exceptional, forward thinking, and innovative model for new community development.



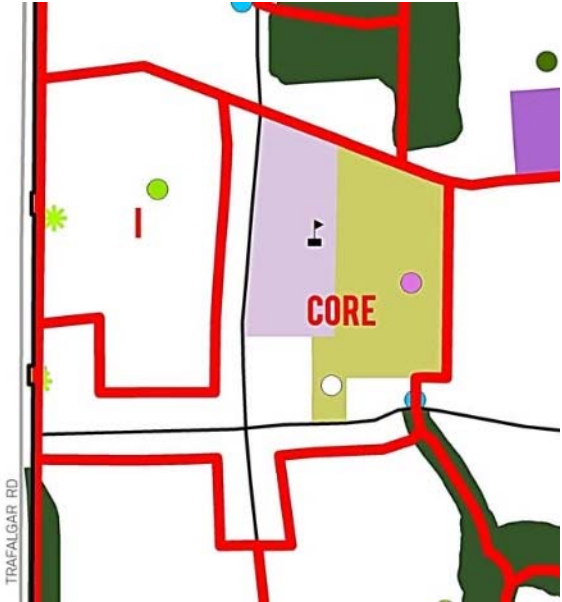
14 Guiding Principles – with themes including:

- *Connectivity;*
- *Natural heritage system protection;*
- *Range and mix of housing*
- *High standard of urban design*
- *Transportation system for active transportation, cars and transit;*
- *Cultural heritage conservation;*
- *Wide range of uses/reduce automobile use;*
- *Distinct neighbourhoods/ community focal points;*
- *Timely retail/service commercial*
- *Range of parks/public spaces/community facilities;*
- *Sustainable development/ energy conservation.*



Changes Made to Secondary Plan since Public Meeting – Extent of Community Core

Public Meeting Version



Final Plan



Changes Made to Secondary Plan since Public Meeting – Location of Uses in Community Core

Public Meeting Version



Final Plan



Changes Made to Secondary Plan since Public Meeting – Location of High School/Elementary School

Public Meeting Version



Final Plan



Changes Made to Secondary Plan since Public Meeting – Stormwater Conveyance Corridor

Public Meeting Version



Final Plan – Corridor is now wider and has land area of 11 hectares



Changes Made to Secondary Plan since Public Meeting – Text Changes (Selected)



- Multiple comments made by the Region, the Conservation Authorities, the School Boards, the landowners, the public and Town Departments have been reviewed and changes made as appropriate;
- Clarifications have been made on the nature of the dwelling types anticipated;
- High Density Residential Area designation has been replaced with High Density Residential Mixed Use Area designation;
- Local Commercial Area has been renamed as Local Commercial/Mixed Use Area and residential permissions have been added;



Changes Made to Secondary Plan since Public Meeting – Text Changes (Selected)

- Policy direction has been added on minimizing the footprint of stormwater management facilities;
- Clarifications have been made to ensure that development complies with Town Green Development Standards;
- Places of worship have been added as permitted use in certain designations;
- Requirement for affordable housing strategy have been included; and
- Implementation section has been updated.



Changes Made to Secondary Plan since Public Meeting – Floodplain on Eighth Line

- A portion of the Natural Heritage System (NHS) on the west side of the Eighth Line includes lands within the floodplain.
- In response to submissions made by Mr. Meltzer, special policies have been included in Secondary Plan that permit refinements to limits of NHS in this area.
- In this regard, Town is prepared to conduct further analysis before Regional approval to address potential NHS refinements



Final Schedules



Final Land Budget – Public and Developable Land

PUBLIC LAND	
Schools	21.23
Library/Community Centre	2.00
Parkland (includes cemetery)	21.14
Roads	78.18
Stormwater Management	30.00
Natural Heritage System	71.40
Stormwater Conveyance Channel	11.00
TOTAL PUBLIC LAND	234.95
DEVELOPABLE LAND	
Low Density	112.50
Medium Density	40.67
High Density	9.68
Commercial	11.04
8th Line Special Study Area	3.30
TOTAL DEVELOPABLE LAND	177.19
TOTAL LAND AREA	412.14
PUBLIC LAND	57.01%
PRIVATE LAND	42.99%



Final Land Budget – Population, Housing and Employment

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946

HOUSING MIX	
Low	44.01%
Medium	40.69%
High	15.29%

- In addition to the above, 593 jobs anticipated in the proposed schools and 1,250 jobs anticipated in retail areas
- Total residents and jobs per hectare – 60.6



Documents supporting the Secondary Plan

1. Retail Market Study (Finalized 2016)
2. Parkland Review (Finalized 2016)
3. Library Facility Needs Assessment (Finalized 2015)
4. Subwatershed Study (Finalized 2017)
5. Agricultural Impact Assessment (Finalized 2017)
6. Subwatershed Study Addendum SW (Finalized 2018)
7. Energy Conservation Strategy (Finalized 2018)



Documents supporting the Secondary Plan

8. **Community Infrastructure Strategy (Finalized 2018)**
9. **Cultural Heritage Assessment (Finalized 2018)**
10. **Sustainable Urban Design Guidelines (Draft Completed)**
11. **Transportation Assessment (Draft Completed)**
12. **Functional Servicing Strategy (Draft Completed)**
13. **Financial Impact Assessment (Draft Completed)**



Implementing the Secondary Plan

While the Secondary Plan process has been underway for some time, Council adoption is the first in a series of steps that need to be undertaken before development can occur. These include:

- Regional approval of the Secondary Plan;
- The preparation of an Infrastructure Staging Plan (which includes phasing plan);
- The allocation of sewer and water by the Region of Halton;
- The preparation and approval of Community Core Plan, Block Plans and Comprehensive Development Plans;
- The execution of various agreements with the landowners dealing with the provision of parkland, phasing, infrastructure and financing of infrastructure improvements;
- The submission and review of Plan of Subdivision applications that are supported by more detailed urban design, environmental and servicing studies; and
- The approval of zoning on individual sites.



Next Steps

- **Upon Council adoption, OPA 32 must be submitted for approval to the Region of Halton as the approval authority; and,**
- **If modifications of Secondary Plan policies or mapping are proposed by the Region, staff will prepare a report to Council with recommendations regarding the proposed modifications for Council's consideration.**

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