

## REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Tara Buonpensiero, MCIP, RPP, Senior Planner - Policy

**DATE:** April 18, 2018

**REPORT NO.:** PLS-2018-0032

**RE:** Statutory Public Meeting Report for the Draft Vision Georgetown Secondary Plan

### RECOMMENDATION:

THAT Report No. PLS-2018-0032, dated April 18, 2018, regarding a Statutory Public Meeting on the Draft Vision Georgetown Secondary Plan (April 2018), (attached as Schedule A), be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter;

AND FURTHER THAT a copy of Report No. PLS-2018-0032 be forwarded to the Region of Halton.

### BACKGROUND:

In June of 2010, Halton Hills Council adopted Official Plan Amendment No. 10 which among other matters, identified a Future Residential/Mixed Use Area on the Vision Georgetown lands. Official Plan Amendment No. 10 was approved by the Region of Halton in February 2017, with the exception of several site-specific appeals. These lands are to be planned to accommodate approximately 18,000 and 1,700 jobs between 2021 and 2031. The Vision Georgetown lands are bound by 15 Side Road, Eighth Line/Main Street, 10 Side Road and Trafalgar Road as shown on Figure 1.

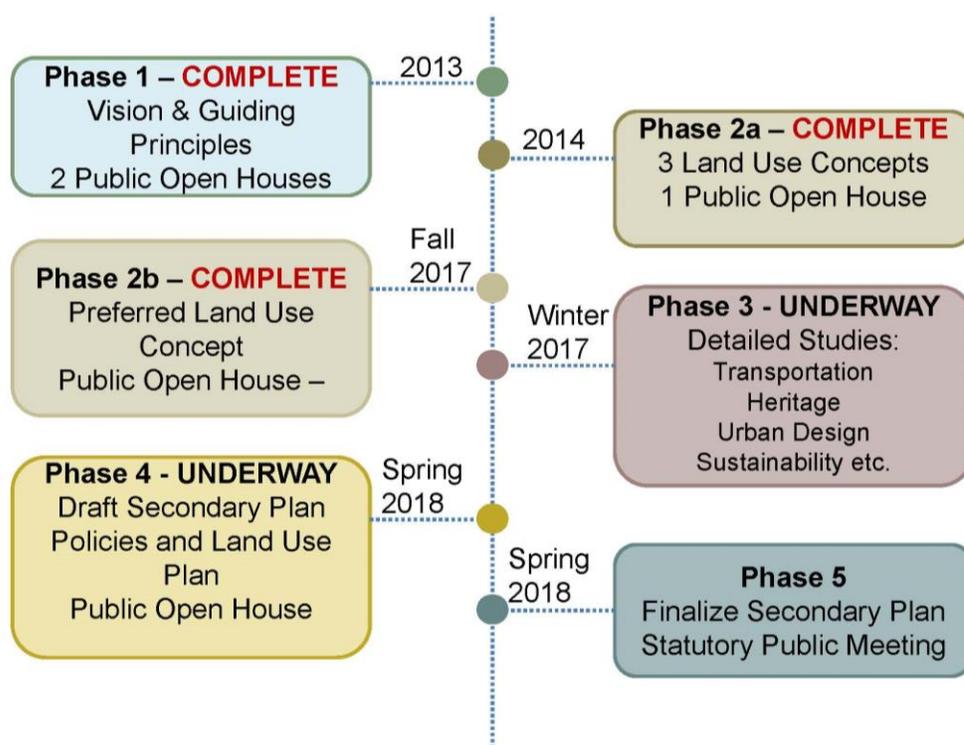
**Figure 1: Vision Georgetown Study Area**



## Background, Status and Report Purpose

The Vision Georgetown Study was initiated in 2013 and is being undertaken in five phases as shown on Figure 2. The key deliverables in each phase are also outlined on Figure 2. Throughout the Vision Georgetown study there have been multiple public open houses and workshops. A table outlining the dates and main purpose of each public session is outlined on Table 1.

**Figure 2: Vision Georgetown Work Plan - Key Deliverables**



**Table 1: Summary of Public Events for Vision Georgetown**

#	Meeting	Date
1	Commencement and Community Open House	Sept. 16, 2013
2	Visioning Workshop	Nov. 2, 2013
3	Workshop on Land Use Concepts	April 15, 2014
4	Preferred Land Use Concept Workshop	Sept. 20, 2017
5	Draft Secondary Plan Open House	April 17, 2018

In December 2017, through the Recommendations of Staff Report PLS-2017-0023, Council endorsed the Vision Georgetown Proposed Land Use Concept in principle and directed staff to use the Proposed Land Use Concept as the basis for undertaking the

detailed planning studies to be completed in Phase 3, and the preparation of a Secondary Plan in Phases 4 and 5.

At the time of writing this Report, Town staff are in receipt of drafts of the following Phase 3 detailed planning studies:

1. Sustainable Design Guidelines (First Draft)
2. Transportation Assessment (First Draft)
3. Stormwater Management Plan (Preliminary Location and Sizing Identified)
4. Subwatershed Study Addendum (South West Floodplain Area Corridor Width (First Draft)
5. Functional Servicing Strategy (First Draft)
6. Cultural Heritage Strategy (First Draft)
7. Energy Conservation Strategy (First Draft)
8. Functional Servicing Strategy (First Draft)
9. Agricultural Impact Assessment (Final Draft)
10. Parkland Discussion Paper (Final Draft)

It is anticipated that these documents will be in final draft form and available for review and comment during the month of May.

The purpose of this report is to provide a brief overview of the April 17, 2018 public open house and to provide the information for a statutory public meeting to consider a draft Secondary Plan for Vision Georgetown.

## **COMMENTS:**

### **April 17, 2018 Public Open House**

Previous reports summarized each of the public events up until the April 2017 meeting. The fifth and final public open house for Vision Georgetown was held on April 17, 2018 and the primary purpose of that session was to present the draft Secondary Plan to the public. The meeting was held at Hillview Active Living Centre in Georgetown and approximately 65 members of the public were in attendance. A presentation was given at the session which outlined the process to date, the results from the last public workshop held September 20, 2017, key components of the draft Secondary Plan and some initial information from background reports that have been prepared to date including transportation, heritage and sustainable urban design.

Before and after the presentation, attendees were encouraged to visit five stations each with display boards and staff and/or members from the consulting team to answer questions. The themes of the stations were:

1. Community Structure
2. Land Use Plan
3. Complete Transportation (including active transportation and parks)
4. The Community Core
5. Sustainable Urban Design Guidelines

People were encouraged to write their comments or questions on sticky notes and place them on the display boards and also to take comment forms and provide comments to the project team by May 18, 2018. All comments provided will be responded to in a future report to Council in June of 2018.

### **Draft Secondary Plan**

The draft Vision Georgetown Secondary Plan dated April 2018 (attached to this Report as Schedule A,) has been prepared using the Preferred Land Use Concept endorsed by Council as the foundation.

There have been very minimal changes made to the draft Land Use Plan, compared to the Concept endorsed by Council in principle in December 2017. The primary changes are as follows:

- The locations of storm water management ponds and heritage resources have now been identified on the plan;
- The north south road has been shifted to the west slightly to accommodate a storm water management pond in the Community Core; and
- A few parkette locations have been modified slightly to be located adjacent to storm water management ponds and the natural heritage system.

The updated draft Land Use Plan is Schedule H6-2 of the draft Secondary Plan attached to this report as Schedule A.

The draft Secondary Plan is structured as follows:

- |   |  |
|---|--|
| a) Vision Statement                             | g) Sustainable Development                     |
| b) Guiding Principles                           | h) Designing Streets for Active Transportation |
| c) Excellence in Community Living               | i) Built Form and the Private Realm            |
| d) Community Structure                          | j) Community Core                              |
| e) Amount of Planned Growth                     | k) Land Use Designations in the Community Core |
| f) Implications of Planned Growth on Built Form |  |

- |  |   |
|--|---|
| l) Land Use Designations outside of the Community Core | r) Existing Land Uses and Small Land Holdings |
| m) Natural Heritage System                             | s) Location of Elementary Schools             |
| n) Subwatershed Study                                  | t) Energy Conservation                        |
| o) Road Network  | u) Cultural Heritage                          |
| p) Parkland  | v) Accessibility                              |
| q) Phasing   | w) Affordable Housing                         |
|  | x) Implementation                             |

A brief summary of each section of the draft Secondary Plan is provided below. In some instances, sections are combined where the policies are addressing similar objectives.

The **Vision, Guiding Principles** and **Excellence in Community Living** sections in the Plan ensure that the forward thinking policies that were expressed throughout the planning process by multiple stakeholders are included in the draft Secondary Plan and referred back to regularly to guide decision making. The Vision and Guiding Principles were established early in the study process and have been used to guide decision making throughout all of the project phases and in preparation of the draft Secondary Plan. To reflect the importance of the Vision and Guiding Principles they have been included in the draft Secondary Plan. The Vision Statement is as follows:

***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.*

The guiding principles provide guidance on a wide range of elements in the new community, some of which include:

- the importance of providing a connected community both internally through roads parks and trails, and to the rest of Georgetown;
- to protect natural features;
- provide a range of housing types for all ages, abilities, incomes and household types;
- provide amenities in the community in a timely manner; and
- to create distinct neighbourhoods and community gathering places.

The **Community Structure** section and corresponding Schedule H6-1 of the draft Secondary Plan provide an overview of the elements that provide the framework for planning the community. The main building blocks of the new Community include the Natural Heritage System, and the proposed collector road system. Based on these building blocks, the Community Core is identified as the main Community gathering space for Vision Georgetown, with a number of neighbourhoods identified, each having their own local gathering spaces made up of schools and/or parks.

The amount of **planned growth and implications of this planned growth on built form** are outlined in the next two sections. These policies address the requirements from Official Plan Amendment Number 10 and the Region of Halton Official Plan with respect to the number of people and jobs to be planned for in Vision Georgetown, as well as the mix of housing types that are anticipated to be built in this new community.

**Sustainable development** is an important consideration in the future development of this community. This section provides policies related to the integration of land uses, as well as appropriate development patterns to promote resource conservation and promote and encourage active transportation as opposed to automobile travel. This section also emphasizes the importance of green infrastructure. Additional policies related to sustainable development are included throughout a number of other sections of the draft Secondary Plan.

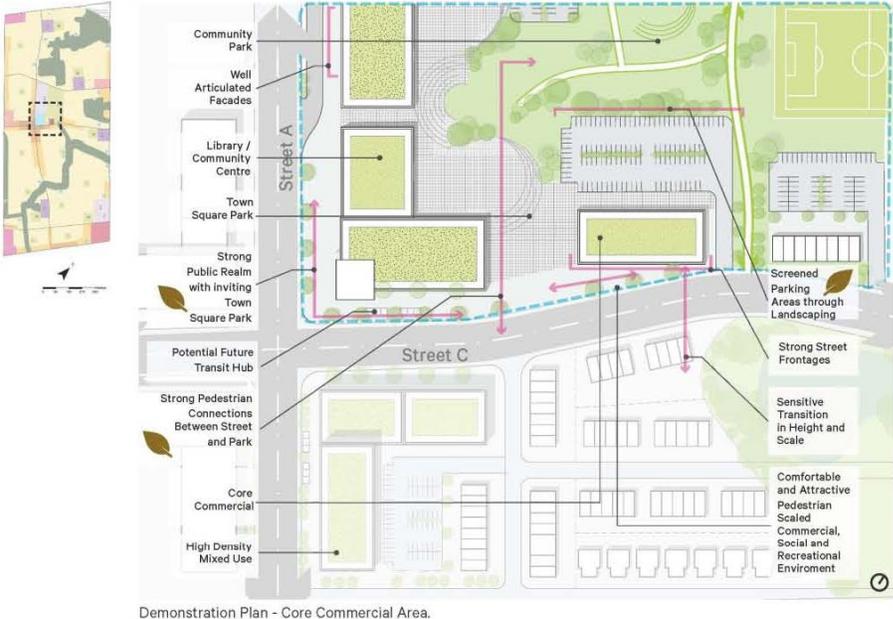
A number of guidelines from the **Sustainable Design Guidelines** have been included in the draft Secondary Plan. This section provides policies on the interface between development and the Natural Heritage System, general energy efficiency including further study to determine the feasibility of a cogeneration plant (also known as Combined Heat & Power (CHP)) in the Community Core, habitat protection, water conservation, local food production, guidance on material selection, and green roofs. Given that this plan is to develop over ten plus years, the policies state that new and innovative technologies should be considered throughout development.

Developing a new community that encourages active transportation was a priority throughout the planning process and is also prominent in the policies in the draft Secondary Plan. The next section of the draft Secondary Plan includes policies that guide **street design to encourage active transportation** through providing a modified grid pattern that is sensitive to natural areas, providing short development blocks that allow people to travel easily through the community providing connections to the Community Core, other community uses (schools and parks) and commercial areas.

Policies are provided on **Built Form and the Private Realm** which require that all development conform to the most current iteration of the Green Development Standards, encourage LEED certification, and be designed in keeping the Accessibility for Ontarians with Disabilities and Crime Prevention through Environmental Design Principles.

The **Community Core** in Vision Georgetown is planned to be the primary gathering place and strong policies to guide development of the Core are critical to its future success. Core policies reinforce the importance of high quality design, wide sidewalks, a trail system, and need for a mix of uses including medium and high density residential to support the Core Commercial area. The policies support creation of Community Hubs, co-location of uses, sharing of facilities including parking and requires that a more detailed plan be prepared before consideration of a development application in the Core to ensure all of the above policy objectives are met. A demonstration plan showing some of the key urban design principles that are to be achieved in the Community Core is included on Figure 2.

**Figure 2: Demonstration Plan of the Community Core**



The draft Secondary Plan then provides policies specific to the **land use designations in the Core** and **land use designations outside of the core**. A brief summary of the density, height and main permitted uses for each designation is provided in Table 2. The land use designations are shown on Schedule H6-2 of the attached draft Secondary Plan.

The draft policies in the **Natural Heritage System (NHS)** section specify that the permitted uses are limited to conservation and passive recreation (including trails). The section also discusses short and long term enhancement of the NHS through the development review process in accordance with the recommendations of the Vision Georgetown Subwatershed Study (May 2017), which was prepared by AECOM.

**Table 2: Draft Proposed Land Use Designations and Permissions**

<b>Designation</b>	<b>Density (units/net ha) and Height</b>	<b>Main Permitted Uses</b>
<b>In the Community Core</b>		
<b>Core Commercial Area</b>	30-100 u/nh 4 Storeys	<ul style="list-style-type: none"> <li>• Non-residential uses including child care centres, retail uses, personal service uses, office uses and restaurants in the first storey of any building located adjacent to a Major Collector Road</li> <li>• Multiple dwellings</li> <li>• Block townhouse dwellings</li> <li>• Low-rise apartment dwellings</li> </ul>
<b>High Density Residential and High Density Residential Mixed Use Area</b>	75-150 u/nh 6 Storeys	<ul style="list-style-type: none"> <li>• Apartment dwellings</li> <li>• Long term care homes and retirement homes</li> <li>• Mixed-use – Non-residential uses permitted on the first storey</li> </ul>
<b>Local Commercial Area</b>	n/a	<ul style="list-style-type: none"> <li>• Commercial fitness centres</li> <li>• Child care centres</li> <li>• Medical offices</li> <li>• Private and commercial schools</li> <li>• Supermarkets and specialty food stores</li> <li>• Restaurants</li> <li>• Retail and service commercial uses</li> </ul>
<b>Medium Density Residential Area</b>	30-100 u/nh 4 Storeys	<ul style="list-style-type: none"> <li>• Street townhouses, block townhouses and low-rise apartment dwellings</li> <li>• Long term care homes and retirement homes</li> </ul>
<b>Library/ Community Centre</b>	n/a	<ul style="list-style-type: none"> <li>• Community centres and libraries</li> </ul>
<b>Major Institutional Area</b>	n/a	<ul style="list-style-type: none"> <li>• Secondary Schools</li> </ul>

<b>Town Square Park</b>	n/a	<ul style="list-style-type: none"> <li>• Urban Park</li> <li>• Features may include patios, cafes, pergolas, event and gathering spaces, performing areas, fountains, water features and skating rinks</li> </ul>
<b>Designation</b>	<b>Density (units/ net ha) and Height</b>	<b>Main Permitted Uses</b>
<b>Outside the Community Core</b>		
<b>Low Density Residential Area</b>  <b>Allows 20% townhouses</b>	Min 24- max 30 u/nh  Min 30- max 45 u/nh (townhouses)  3 Storeys	<ul style="list-style-type: none"> <li>• Single detached, semi-detached and duplex dwellings</li> <li>• Street townhouse dwellings</li> <li>• Block townhouse dwellings</li> </ul>
<b>Medium Density Residential Area</b>	30-100 u/nh  4 Storeys	<ul style="list-style-type: none"> <li>• Street townhouses, block townhouses and low-rise apartment dwellings</li> <li>• Long term care homes and retirement homes</li> </ul>
<b>Mixed Use Gateway</b>	30-100 u/nh  4 Storeys	<ul style="list-style-type: none"> <li>• Street townhouses, block townhouses and low-rise apartment dwellings</li> <li>• Long term care homes and retirement homes</li> <li>• Non-residential uses permitted on the first storey</li> <li>• The Stewarttown Public School</li> </ul>
<b>High Density Residential Area</b>	75-150 u/nh  6 Storeys	<ul style="list-style-type: none"> <li>• Apartment dwellings</li> <li>• Long term care homes and retirement homes</li> </ul>
<b>Major Commercial Area</b>	3-6 Storeys (residential)	<ul style="list-style-type: none"> <li>• Retail and service commercial uses</li> <li>• Supermarkets and specialty food stores</li> <li>• Department stores</li> <li>• Medical offices</li> <li>• Hotels and convention centres</li> <li>• Places of entertainment</li> <li>• Complementary multiple and apartment dwellings including long-term care facilities and retirement homes</li> </ul>
<b>Local Commercial Area</b>	n/a	<ul style="list-style-type: none"> <li>• Commercial fitness centres</li> <li>• Child care centres</li> <li>• Medical offices</li> <li>• Private and commercial schools</li> <li>• Supermarkets and specialty food stores</li> <li>• Restaurants</li> </ul>

		<ul style="list-style-type: none"> <li>• Retail and service commercial uses</li> </ul>
<b>Major Institutional Area</b>	n/a	<ul style="list-style-type: none"> <li>• Secondary Schools that may be combined with an elementary school</li> </ul>

The draft Secondary Plan introduces a **Special Study Area** at the north west corner of Eighth Line and 15 Side Road. This property is treed and has a substantial slope. As a result of the characteristics of this site, the draft policies require that a comprehensive review be undertaken to support proposed development on the site. The results of the review would form the basis for an Official Plan Amendment which would place the lands in appropriate land use designations.

Policies in this section refer back to the **Subwatershed Study** (May 2017), prepared by AECOM and include some of the detailed recommendations included in the Subwatershed Study as policies in the draft Secondary Plan. The specific policies included in the draft Secondary Plan relate to analysis provided in the Subwatershed Study to support changes to the Natural Heritage System as identified in the Region of Halton Official Plan and the Halton Hills Official Plan (through Official Plan Amendment No. 10.) Specifically these policies identify the partial removal of the black locust woodland (which is an invasive species) and the refinement of enhancement areas.

This section also outlines the proposed approach included in the Subwatershed Study for identification of appropriate buffer widths in Vision Georgetown. A variable buffer approach has been utilized which determines an appropriate buffer width based on the sensitivity of the feature being protected, the adjacent land use and the level of enhancement. For example, if a buffer is well planted, it can be narrower, versus the need for a wider buffer if it is sparsely planted.

In the opinion of the consultant team, all of these proposed changes meet the policy requirements outlined in the Regional Official Plan.

The **Road Network** section provides an overview of the Collector Road system proposed in Vision Georgetown, which are comprised of one continuous north south road (Street A) and three continuous east west roads (Streets B,C and D). Streets A and C are classified as major collector roads in the plan. The proposed right of way widths for major collectors are slightly larger than the minor collector roads. The increase in width is provided to accommodate future transit along these main spines as well as accommodate wider sidewalks within the Community Core to provide a comfortable pedestrian atmosphere in this important community gathering place.

Schedule H6-3 of the draft Secondary Plan outlines the complete transportation system proposed in Vision Georgetown, including road classifications, right of way widths, multi-purpose pathways, bike lanes, soft surface trails adjacent to natural areas, and local connections (connections through the Community Core, on local roads, within school properties, and through parks and stormwater management ponds.)

The policies regarding **parkland** indicate how parkland dedication amounts will be calculated, the types of parks proposed in Vision Georgetown and criteria for how parks will be located. A range of park sizes and locations are proposed in Vision Georgetown which are shown on Schedule H6-2 of the draft Secondary Plan, and summarized on Table 3.

**Table 3: Proposed Parks in Vision Georgetown**

Land Use	#	Size (Approx.)	Location
Community Park	1	8 ha	Community Core Adjacent to Secondary School
Town Square	1	1 ha	Community Core
Neighbourhood Parks	5	1.6 ha	Beside Elementary Schools and JK-12 School
Parkettes	9	0.7 ha	Centrally located in neighbourhoods
Total	16	23.3 ha	

With respect to **phasing**, the Secondary Plan includes policies outlining phasing objectives to coordinate development of schools, commercial areas and parks in conjunction with the timing of development. Draft policies also state that each phase of development will provide for a range of different housing types to be developed. The draft Secondary Plan also identifies the need for Block Plans to provide additional details on more precise locations of land uses and densities, local road networks, servicing and stormwater ponds, location and timing of community uses including school, parks and community centres and phasing of development.

There are a number of **small land holdings** in Vision Georgetown that are the site of single detached dwellings or an elementary school in the case of Stewarttown School. Policies in this section recognize these existing uses as permitted uses, clearly stating

that expansions, accessory buildings, pools, decks etc. would be permitted subject to applicable zoning. In most cases, future development of these smaller parcels will require consolidation of adjacent lands into one development parcel. Consideration for the long term development of these parcels will be considered when adjacent plans of subdivision are provided.

Within the draft Secondary Plan, five new **elementary schools** are proposed, four of which are stand alone, and one is co-located with a Secondary School. Policies in this section state that should one of the sites identified for a stand-alone elementary school not be required, low and medium density development are an appropriate alternative for future development.

**Energy conservation** is a key guiding principle as it relates to the future development of Vision Georgetown. There are a number of policies included in the draft Secondary Plan that require buildings to be designed to demonstrate the potential for improved energy efficiency. Another key policy in this section reiterates that the potential for a cogeneration plant (combined heat and power) be explored in the Community Core and should it be feasible, that all buildings in the Core to be served by the system provide the infrastructure for connection.

The **cultural heritage** section identifies the heritage resources that have been identified in the study area and requires that all resources be assessed (if this hasn't already been undertaken) and that Heritage Impact Statements be prepared as part of the development process. If resources are determined worthy of conservation, the normal conservation principles will apply. This will firstly seek retention in situ. Other options for conservation will then be considered if this is not possible.

The draft Secondary Plan includes policies on **affordable housing**, and sets a minimum target of 30% of new housing units in Vision Georgetown being affordable. To implement this target, the Town will need to work closely with the Region of Halton with respect to programs in place to provide financial incentives for affordable housing, permit secondary suites throughout the community and innovative and alternative residential and community design standards to provide affordable housing.

The final section provided policy guidance on **implementation** including the need for a Master Parks Agreement, an infrastructure phasing plan, servicing agreements with the Region of Halton, and payment of development charges at the appropriate times in accordance with the Town's Development Charges Act.

## **RELATIONSHIP TO STRATEGIC PLAN:**

The Town of Halton Hills Strategic Plan sets out a broad vision for the community contained in nine strategic directions as follows:

- A. Foster a Healthy Community
- B. Preserve, Protect and Enhance Our Environment
- C. Foster a Prosperous Economy
- D. Preserve, Protect and Promote Our Distinctive History
- E. Preserve, Protect and Enhance Our Countryside
- F. Protect and Enhance Our Agriculture
- G. Achieve Sustainable Growth
- H. Provide Sustainable Infrastructure & Services
- I. Provide Responsive, Effective Municipal Government

The Vision and Guiding Principles for Vision Georgetown advance a number of the strategic directions in the Town's Strategic Plan.

In addition, this report directly aligns with Priority #3 of Council's 2014-2018 Strategic Action Plan, which is Planning for Growth. Specifically this project advances the objective of 'preparing a Vision Georgetown Secondary Plan based on the approved Vision and Guiding Principles.'

## **FINANCIAL IMPACT:**

There are no financial implications associated with this report.

## **CONSULTATION:**

Both a Technical Advisory Committee and Steering Committee were established to provide input throughout the Vision Georgetown planning process.

The Technical Advisory Committee is comprised of staff from various departments in the Town, and other affected agencies such as the Region of Halton, Conservation Halton, Credit Valley Conservation, Halton District School Board, Halton Catholic District School Board and Halton Hills Hydro. The Technical Advisory Committee provided input throughout the Vision Georgetown process and members have been circulated the draft Secondary Plan for their review and comments by May 18, 2018.

The draft Secondary Plan was shared with the project Steering Committee at a meeting held on April 11, 2018. The Steering Committee is comprised of the Mayor, Councillor Johnson (Chair), Councillor Somerville, Councillor Fogal and Councillor Inglis, Town staff as well as representatives from a number of Committees of Council, residents and representatives from the Landowners Group. Steering Committee members are encouraged to provide any comments on the draft Secondary Plan by May 18, 2018.

### **PUBLIC ENGAGEMENT:**

As mentioned in a previous section of this report, there have been five public open houses held to obtain public input at key times throughout the Vision Georgetown planning process and all were very well attended. The fifth and final public open house was held on April 17, 2018. The purpose of the latest open house was to present and obtain comments on the draft Secondary Plan.

In addition to public open houses, the webpage for the project ([www.visiongeorgetown.ca](http://www.visiongeorgetown.ca)) has been updated regularly with current information. Vision Georgetown is also a topic on Let's Talk Halton Hills where 832 people have visited the site since it went live in June 2017.

### **SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the all four pillar(s) of Sustainability which are cultural vibrancy, economic prosperity, environmental health and social well-being. In summary the alignment of this report with the Community Sustainability Strategy is Excellent.

### **COMMUNICATIONS:**

Notification of the statutory public meeting has been provided in accordance with the requirements of the Planning Act, and the draft Secondary Plan has been available on the Town's website since April 17, 2018.

### **CONCLUSION:**

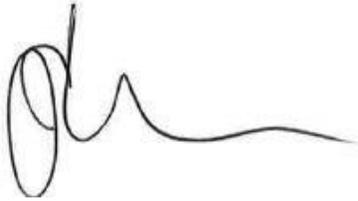
The purpose of this report is to provide information for a statutory public meeting to consider a draft Secondary Plan for Vision Georgetown.

All comments on the draft Secondary Plan from both agencies and the public are requested by May 18, 2018. Staff will respond to comments received in a follow up Recommendation report to Council.

Reviewed and Approved by,

A handwritten signature in black ink that reads "Steve Burke". The signature is written in a cursive style with a large, looped initial "S".

Steve Burke, Manager of Planning Policy

A handwritten signature in black ink that reads "John Linhardt". The signature is written in a cursive style with a large, looped initial "J".

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink that reads "Brent Marshall". The signature is written in a cursive style with a large, looped initial "B".

Brent Marshall, CAO