

MEMORANDUM

To: **Town of Halton Hills**
From: **Nick McDonald**
Date: **June 22, 2018**
Re: **Changes made to Secondary Plan since April 16, 2018**

INTRODUCTION

The purpose of this memorandum is to briefly provide an overview of the changes made to the Secondary Plan's text and schedules. The previous version of the Secondary Plan was dated April 16, 2018 and was supported by a series of schedules. Since that time, comments on both the text and the schedules were received from:

- Eleanor Young (Member of the Vision Georgetown Steering Committee);
- John and Elaine Hodgson;
- Katrina and Reece Keeler;
- Masonry/Worx;
- Arnold Foster representing DG Farms (823 Trafalgar Road);
- Gary Meltzer (10512 Eighth Line);
- SWS Landowners Group;
- The Region of Halton;
- Conservation Halton;
- Credit Valley Conservation Authority;

- Halton Catholic District School Board; and,
- Halton District School Board.

SCHEDULE CHANGES

Community Core

In the last version of the Secondary Plan the Community Core was focussed at the intersection of Streets A and C as shown on the map on the left side below.

In response to comments by the SWS Landowners Group, a number of minor modifications have been made to the configuration of the Community Core and the arrangement of uses within it. In this regard, the modified location of the Community Core is shown on the map on the right side shown below.



The intent of the change to the Community Core boundary is to create a more linear north-south Community Core that has at its centre the secondary school, the community park, the Town Square Park and the community centre/library as shown on the map to the right.

With the change, the opportunity existed to distribute the High Density Residential Mixed-Use areas to both the intersections of Street A and Street B and Street A and Street C, instead of just at one intersection as was shown previously (Street A and Street C).

Given that Street A is proposed to be a transit spine, this change is appropriate. The intent of this change is to also



locate the High Density Residential Mixed-Use areas in two areas to spread the various housing forms throughout the Community Core. Given these changes, both Collector Roads B and C would be considered Major Collector Roads, along with Street A.

In making this change, it was also decided to eliminate the High Density Residential Area designation and retain only the High Density Residential Mixed-Use Area designation. It was also decided to locate all of the High Density Residential Mixed-Use areas within the Community Core save and except for a High Density Residential Mixed-Use Area on the Eighth Line across from the Gellert Community Centre.

The addition of a High Density Residential Mixed-Use area adjacent to both the Major Commercial site and the Gellert Community Centre on the Eighth Line is supported because this area will be a centre of activity in this part of the Vision Georgetown Secondary Plan.

In the April 2018 version of the Secondary Plan, the Local Commercial site was proposed at the intersection of Trafalgar Road and Street C. With the changes made to the Community Core discussed above, a Local Commercial site could be justified at either the intersection of Street B and Street C with Trafalgar Road.

Given the concentration of uses at the intersection of Streets A and B, it is proposed to relocate the Local Commercial site to Street B and Trafalgar Road. However, in order to provide some flexibility, a policy has been added to the Secondary Plan that allows for the further consideration of the location of the Local Commercial site through the required Community Core Planning process. In addition to the above, the Local Commercial designation is proposed to be re-named Local Commercial Mixed Use to allow for the consideration of residential uses provided commercial uses are also delivered.

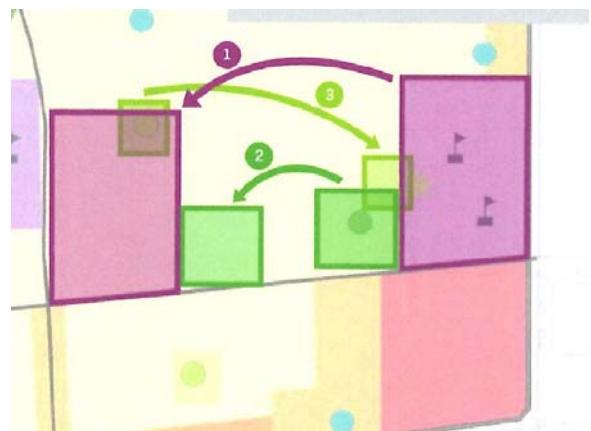
With respect to the public uses within the Community Core, the Secondary Plan anticipates that a public sector led study would be undertaken to determine the ideal placement of the library/community centre, the secondary school and the Town Square Park and provide details on optimum connections between the uses and the large community park located to the east. With the above in mind, the Core Commercial Area shown on Street B could also be reviewed further as part of that public sector led planning process.

The landowners have indicated that moving the library/community centre and the Town Square Park to the intersection of Street A and Street B is appropriate because Street B will be an extension of Miller Drive. While Miller Drive does not have the same function as Argyll Road, there is some merit in the request in terms of the increased connectivity that is established between the Community Core and the existing community of Georgetown South.

Location of Catholic High School/Elementary School

In the April 2018 version of the Secondary Plan, the combined secondary school/elementary school was located on the Eighth Line north of the Major Commercial area and across from the Gellert Community Centre as shown on the map to the right.

In a letter from the Halton Catholic District School Board ('HCDSB') dated May 18, 2018, it was requested that the school site be moved as shown on the graphic to the right.



It appears as if the request by the HCDSB was made in response to the letter from the landowners dated May 7, 2018, which asked the Town to consider moving the school site to the 10th Sideroad and Street A. In the HCDSB letter, it is indicated that their preference is that secondary schools be located on an arterial road that is identified as "*either Eighth Line or Street 'A'*". However, Street A is not proposed to be an Arterial Road and is instead proposed to be a Collector Road.

On the basis of the above, it is proposed to move the school site to the northeast corner of Street A and the 10th Sideroad. In this regard, the secondary school would be located on the southern extent of this block with the elementary school located on the northern extent. This location is considered appropriate since it would involve the locating of a significant public use on the major north-south collector road and at one of the gateways into the Vision Georgetown Community. In addition, the more central location will provide greater opportunities for walking to school since more residential uses are located nearby.

It is assumed that one of the reasons behind the request is that the combined secondary school/elementary school would be more central to the area it will serve if it is moved. While this may be true for the elementary school, the secondary school catchment area is larger and extends across Georgetown South and into the wider rural area.

With this in mind, it is my opinion that a more appropriate location for the secondary school would be as close as possible to an arterial road, which in this case would be the 10th Sideroad.

Another reason for moving the school site has to do with development timing. It is anticipated that the southeast corner of the Vision Georgetown lands will be within the first phase that is released for development. In fact, this is one of the reasons why the Major Commercial site was located at the intersection of the Eighth Line and the 10th Sideroad to ensure the early delivery of needed and supporting retail uses.

However, the Catholic secondary school will not be required until around 2025 or 2026, which means that the secondary school would actually not be built for some time after development has been initiated within the Vision Georgetown Secondary Plan area. This means that a vacant school site surrounded by development would exist for some time, which is not ideal.

NHS Adjacent to Trafalgar Road

The previous version of the Secondary Plan included a 60 metre wide block of land extending from Street D (Danby Road) to almost the location of Street C on the east side of Trafalgar Road. This area was initially included in the Natural Heritage System on the basis of recommendations made in the Subwatershed Study.

On the basis of additional work completed in April and May 2018, it was determined that the width of this block would need to be enlarged to 85 to 90 metres to provide the appropriate amount of land for flood storage purposes and to allow for the creation of a naturalized stream corridor. The area of the corridor has increased to 11 hectares as a result.

However, this component of the Natural Heritage System was located to potentially accommodate drainage from lands located to the west of Trafalgar Road. Given this function, it is proposed to include the lands within a Stormwater Conveyance Channel designation within the Secondary Plan.

The reason for doing this is to allow for the full consideration of options respecting the location, design, function and ultimately the width of this stormwater conveyance channel. Given that the Secondary Plan assumes that the Natural Heritage System is relatively fixed subject to minor refinements, it was acknowledged that this area is different because there was and is a need to consider this area further. In this regard, it is assumed that the landowners would take the lead on addressing this issue at the appropriate time when applications are submitted.

It is also noted that the Secondary Plan also requires the preparation of a Block Plan for drainage catchment areas, with the purpose of the Block Plan being the much finer identification of the location of all land uses. As part of this block planning process, it is anticipated that the extent of the stormwater conveyance channel would be determined. Any area that is confirmed as being required for stormwater conveyance in this area would automatically be included within the Natural Heritage System without an Amendment required to the Secondary Plan. Other lands that are not required for stormwater management conveyance would be designated Low and/or Medium Density Residential Area without an Amendment required.



Text Changes

Below is a brief overview of the more significant text changes made to the Secondary Plan document.

1. The total land area of the Vision Georgetown Secondary Plan area has been updated to indicate that it is 412 hectares instead of 408 hectares.
2. Appropriate references were made to the Subwatershed Study Addendum that was completed in June 2018.
3. The description of the Community Core in the preamble to the amendment has been modified to implement the changes made to the schedules.
4. Further clarification of the nature of the dwelling unit types anticipated within the Secondary Plan area is included within the preamble section entitled "Distribution of Residential Uses". Further clarifications regarding dwelling unit types have also been made throughout the document for clarity purposes.
5. A number of changes were made throughout the Secondary Plan dealing with stormwater management with these changes essentially indicating that the Town will make every effort to reduce the footprint of these facilities through the planning and design process.
6. A new section in the preamble entitled "Final Land Use Distribution" has been added. The intent of this section is to indicate that as a consequence of the amount of land required for public purposes, and the need to plan for 60 residents and jobs per hectare as per the Growth Plan has resulted in a housing mix that is different than originally anticipated by the Region.
7. A number of changes were made through the Secondary Plan document to indicate that applications for development that implement the Secondary Plan will be required to comply with the Town's green development standards.
8. Clarity has also been provided on the applicability of the Vision Georgetown Sustainable Design Guidelines to development applications. In this regard, the policies indicate that the Guidelines are intended to be read in conjunction with the Secondary Plan and considered in the review of applications.
9. A number of minor changes were made to the Secondary Plan to indicate that any passive recreation within the Natural Heritage System has to be appropriately located and sited to ensure that the features and functions of these systems are maintained over time.
10. The policies on district energy have been clarified throughout the Secondary Plan document to indicate that a more detailed Feasibility Study is required as part of the more detailed planning process also required for the Community Core area.
11. References to requiring new development to meet LEED development certification have been modified to indicate that such certification is encouraged and that developers will be required to comply with the Town's Green Development Standards.
12. A number of minor changes have been made on the need for a Community Core Plan that will be required before individual applications can be considered.

13. The High Density Residential Area designation has been removed from the Secondary Plan and instead it is proposed to have only one high-density residential designation entitled High Density Residential Mixed-Use Area instead.
14. Places of worship have been added as a permitted use in the Local Commercial Area, Major Commercial Area, High Density Residential Mixed-Use Area and Mixed Use Gateway Area designations.
15. A permission has been added in the Natural Heritage System that would allow for essential utility facilities.
16. The section dealing with the interface of development with the Natural Heritage System has been modified for clarity purposes to establish the Town's expectations that every effort will be made to locate parks, community facilities and stormwater management ponds near the Natural Heritage System to allow for linkages and connections to occur. Consideration will also be given through the implementation process to the development of single loaded roads to also achieve this objective.
17. New policies on the stormwater conveyance corridor have been added and they indicate that if after further study, any area that is confirmed as being required for stormwater conveyance be automatically included within the Natural Heritage System without an amendment required to the Official Plan. Lands not required would be developed in accordance with the adjacent land use designation.
18. Both Conservation Authorities provided extensive comments on the Natural Heritage System policies in the Secondary Plan. Many of these comments have been incorporated within the sections of the Secondary Plan dealing with natural heritage.
19. A minimum right of way width for window streets of 14 metres has been identified, which will be the subject of further study and verification. In addition, a minimum right of way width of 7.5 metres for public laneways has been included
20. The section that deals with parkland has been expanded to indicate that the amount and location of parkland that is to be dedicated to the Town shall be established in a Master Parks Agreement.
21. The section dealing with cultural heritage has been modified and simplified so that the policies work seamlessly with the existing policies in the Official Plan.
22. The secondary plan now requires the preparation of an affordable housing strategy as part of the consideration of individual Block Plans, with such a strategy providing for the achievement of the affordable housing requirements of the Region of Halton.
23. A new and expanded implementation section has been created that deals with phasing, agreements and block plan requirements.