

AMENDMENT NO. ____
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Intensification Areas & Policies

AMENDMENT NO. ____

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. __ to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES, does not constitute part of the Amendment, but is included for information purposes only.

DRAFT

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2010-

A By-law to adopt Amendment No. ___ to the
Official Plan of the Town of Halton Hills –
Intensification Areas and Policies

The Council of the Corporation of the Town of Halton Hills, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended, hereby enacts as follows:

1. That Amendment No. ___ to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
2. That the Town Clerk is hereby authorized and directed to make application to the Region of Halton for the approval of Amendment No. ___ to the Official Plan of the Town of Halton Hills.
3. That this By-law shall not come into force or take effect until Amendment No. ___ to the Official Plan for the Town of Halton Hills is approved by the Region of Halton.

BY-LAW read and passed by the Council of the Town of Halton Hills this ___ day of _____, 2010.

MAYOR – R. Bonnette

CLERK – B. Roberts

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to implement recommendations resulting from the Halton Hills Intensification Opportunities Study, which culminated in a Halton Hills Intensification Strategy (December 2009). The Amendment identifies Intensification Areas within the Town, in which to focus intensification, including the Georgetown GO Station Area, Civic Centre Area, South Acton (Maple Leaf) lands, and the Georgetown and Acton Downtown Areas, as well as identifying a portion of Guelph Street in Georgetown as an intensification corridor.

The objective is to provide for residential and mixed-use intensification opportunities, while ensuring that the character and stability of established residential neighbourhoods and commercial areas is maintained and enhanced.

Places to Grow: Better Choices, Brighter Future – Growth Plan for the Greater Golden Horseshoe, approved under the *Places to Grow Act*, took effect on June 16, 2006. The Greater Golden Horseshoe (GGH) Growth Plan contains policies that direct a significant portion of new growth to previously developed areas through intensification.

One of the integral policies of the GGH Growth Plan is that by the year 2015 and every year thereafter, a minimum of **40 percent** of all residential development within each upper-tier municipality (e.g. Region of Halton) must be within the Built-up Area. The Built-up Area is defined as the limits of the developed urban area as of the effective date of the GGH Growth Plan (i.e. June 16, 2006).

In order to implement this intensification target, *Places to Grow* requires all Greater Golden Horseshoe municipalities to develop an **intensification strategy** and implement the strategy through amendments to their official plans.

The draft amendment also proposes some changes to the policies of the Halton Hills Official Plan, which address conformity with the Greater Golden Horseshoe Growth Plan and adopted Regional Official Plan Amendment No. 38. These changes include:

- The delineation on a schedule of the Built Boundary as defined by the Ministry of Energy and Infrastructure for the Urban Areas of Acton and Georgetown, within which new units are considered intensification by the Growth Plan;
- A table specifying the minimum intensification target of 5,100 residential units over the 2015 to 2031 period, as directed in the Regional Official Plan, and the anticipated distribution of this target by Intensification Area, based upon the conclusions of the Intensification Opportunities Study Background Report, and the GO Station Area Land Use Study Preferred Land Use Alternative;
- The delineation on a schedule of the boundaries of the Intensification Areas noted above;
- The identification of the Georgetown Downtown Redevelopment Area and the Trafalgar Road Redevelopment Area, within the Georgetown Downtown Area and Civic Centre District Intensification Areas, respectively, and the inclusion of land use policies to encourage intensification through redevelopment;
- The identification of the Georgetown GO Station as Major Transit Station as defined by the Growth Plan, together with general policies that are elaborated upon in the Secondary Plan for the GO Station/Mill Street Corridor Intensification Area;
- Policies with respect to intensification to address conformity with the Growth Plan and Regional Official Plan Amendment No. 38 (Sustainable Halton).

2. Location

The lands affected by this Amendment generally include all land within the Town of Halton Hills, however the policies apply more specifically to areas identified within the amendment as Intensification Areas, or properties specifically referenced in the amendment.

In addition, re-designation of the following properties is included in this amendment:

- 127 Mountainview Road, legally described as Part Lot 18, Concession 10, Georgetown, from Medium Density Residential Area to High Density Residential Area;
- 24 Ontario Street, legally described as Part East Half Lot 19, Concession 9, Georgetown, from Low Density Residential Area to Medium Density Residential Area;
- 82 to 96 Wallace Street, legally described as Lots 243, 244, 245, and 246 of Plan 1098, Acton, from Low Density Residential Area to Medium Density Residential Area.

3. Basis of the Amendment

The Intensification Opportunities Study is an important component of a Halton Hills strategy for growth management linked to the Region-wide Sustainable Halton Plan, which in turn is a response to *Places to Grow*, the Greater Golden Horseshoe (GGH) Growth Plan. The GGH Growth Plan requires all municipalities to prepare an **intensification strategy** to phase in and achieve intensification, and the intensification target of a minimum of 40 percent of residential development on an annual basis, occurring within the Built-up Area of the Region of Halton as a whole. The efforts of the Region and local municipalities have been structured as a “bottom-up” exercise, in which the local municipalities assess their individual intensification potential, and prepare individual intensification strategies.

The Study has resulted in the development of a policy framework for intensification contained in the Intensification Strategy (December 2009) and the Background Intensification Report (February 2009), which forms a component of a growth management strategy for Halton Hills, and is an important part of the Town’s efforts to achieve conformity with the Growth Plan and Regional Official Plan Amendment No. 38.

The Halton Hills Official Plan already provides a solid policy foundation with which to guide residential intensification and mixed-use development in the Town, based upon the Regional Official Plan and the 2005 Provincial Policy Statement. However, the Official Plan does not formally address the policy framework contained in *Places to Grow*. The Halton Hills Intensification Strategy provided recommendations for revisions to Halton Hills Official Plan policies and land use designations, as necessary, in order to achieve conformity to the intensification policy directions of *Places to Grow*.

The Intensification Opportunities Study was guided by a Steering Committee including Town Councillors and residents. The Study contained the following major components:

1. Identification of intensification areas as the focus for intensification efforts, as well as areas where intensification should not be directed.
2. Update the inventory of intensification sites or areas.
3. Conduct a planning policy review, to determine any changes needed to the policies of the Official Plan to address conformity to the Growth Plan.
4. Identify Halton Hills intensification examples to be used as models for future intensification efforts.
5. Prepare a Halton Hills Intensification Strategy, which will subsequently be implemented through a specific or overall amendment to the Halton Hills Official Plan.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. ___ to the Official Plan for the Town of Halton Hills.

Details of the Amendment

1. That a new Section D1A be added after Section D1, entitled “Built-up Area and Intensification Areas” and containing the following:

“D1A BUILT-UP AREA AND INTENSIFICATION AREAS

D1A.1 OBJECTIVES

It is the objective of this Plan that:

- a) Intensification Areas provide the focus for the majority of intensification within the Built-up Areas of Acton and Georgetown, and cumulatively attract a significant portion of the planned population and employment growth of these Urban Areas to 2031;
- b) Intensification Areas provide an urban form that is compatible with existing development areas, promotes live-work relationships, facilitates social interaction, improves public safety, reduces reliance on the automobile, promotes active transportation, and is more environmentally sustainable;
- c) Intensification Areas receive priority for infrastructure investment, including improvements to the road network, stormwater management, and community services to facilitate development and redevelopment in these areas;
- d) consideration is given by Council to financial, planning approval, and other incentives to support development and redevelopment within Intensification Areas, including the use of Community Improvement Plans;
- e) intensification is limited, outside of Intensification Areas, but within the Built-up Area, in accordance with the policies of this Plan;
- f) identified cultural heritage resources within the Built-up Area are conserved through the process of intensification;
- g) the appropriate type and scale of development in Intensification Areas is addressed through detailed area-specific plans for each area;
- h) development or redevelopment through intensification is characterized by high quality urban design;
- i) minimum densities for development and redevelopment are achieved in Intensification Areas;
- j) Intensification Areas provide high quality public open spaces with site and urban design that create attractive pedestrian-friendly places for social interaction.

D1A.2 LOCATION

The Intensification Areas of the Town of Halton Hills consist of:

- (a) a Major Transit Station Area, represented by the Georgetown GO Station/Mill Street Corridor Area;
- (b) an Intensification Corridor, located along Guelph Street in Georgetown, and comprised of areas fronting on Guelph Street in the Georgetown Downtown Area, Community Node, and GO Station/Mill Street Corridor Area;
- (c) other redevelopment areas, including the Civic Centre District, South Acton Special Study Area, and Acton Downtown Area.

The boundaries of these Intensification Areas are as shown on Schedule A3-1 – Georgetown Built Boundary and Intensification Areas and Schedule A6-1 – Acton Built Boundary and Intensification Areas of this Plan.

The Intensification Areas identified in this Plan correspond closely with land use designations in the Community Area designation, contained in Sections D2.5.1 and D2.5.2 of this Plan, with the exception of the Civic Centre District, which is covered by Sections D2.5.7 (Civic Centre Area) and D1.6.5 (Residential Special Policy Area 5). Detailed land use policies applying to the Intensification Areas are contained in these sections of the Plan.

The GO Station/Mill Street Corridor Area is covered by a Secondary Plan contained in Section H3 of this Plan.

D1A.3 INTENSIFICATION TARGETS

This Plan provides policies to assist in achieving the minimum intensification targets, contained, in Table __, for residential development within the Built Boundary of Acton and Georgetown, as shown on Schedules A3-1 and A6-1 of this Plan.

The Intensification Areas identified in Section D1A.2 and Table __ are intended to be the focus for intensification within the Town of Halton Hills over the planning period to 2031. Provided that the overall intensification target of 5,100 units between 2015 and 2031 is maintained, targets for individual Intensification Areas can be revised without amendment to this Plan.

The minimum intensification targets for new residential units within the Built Boundary provide for a level of intensification that conforms to the policies and land use designations of this Plan. The number of units constructed within the Built Boundary, commencing in 2015 and each year thereafter, will be monitored to ensure conformity with the Region's requirements under the GGH Growth Plan.

Table ___: Minimum Residential Intensification Targets within Built Boundary

Intensification Area	2015-2031 Target (Units)
GO Station/Mill Street Corridor Area	1,540
Downtown Area	340
Community Node	170
Civic Centre District	520
Other Intensification	630
Georgetown TOTAL	3,200
Downtown Area	90
South Acton Special Study Area	1,240
Other Intensification	460
Acton TOTAL	1,790
Hamlets	110
Built Boundary TOTAL	5,100

Note: **Other Intensification** refers to intensification on individual sites outside of Intensification Areas, and/or accessory apartments within permitted land use designations of this Plan.

D1A.4 INTENSIFICATION POLICIES

Intensification within the Built-up Area identified in this Plan is subject to the following general policies:

- a) The Town shall ensure that Intensification Areas are development-ready by:
 - i) coordinating with the Region the provision of water, wastewater, stormwater and transportation infrastructure with sufficient capacity to support the development densities planned for these areas; and,
 - ii) adopting Zoning By-laws or a Secondary Plan or Comprehensive Development Plan, within one year of the approval of the Official Plan Amendment introducing the Intensification Area.
- b) The intersections of Guelph Street and Mill Street, Guelph Street and Maple Avenue, and Guelph Street and Mountainview Road, are recognized as Activity Nodes, and are

identified on Schedule A3-1 to this Plan, in which mixed-use intensification is to be focused, within the broader Intensification Areas identified in this Plan.

- c) High quality urban design for development and redevelopment through intensification shall be required, consistent with the Urban Design Guidelines contained in Appendix 4 of this Plan, and any other urban design guidelines prepared in support of Secondary Plans or Comprehensive Development Plans.
- d) The appropriate type and scale of development in Intensification Areas shall be addressed through detailed Secondary Plans or Comprehensive Development Plans for each area, including the preparation of urban design guidelines, where appropriate.

D1A.4.1 Major Transit Station Area

The Georgetown GO Station/Mill Street Corridor Area is a Major Transit Station Area as defined by the Growth Plan. This area is to be the primary focus for high density residential and/or mixed use intensification in the Town, and is subject to detailed Secondary Plan policies contained in Section H3 of this Plan.

Planning for the Major Transit Station Area shall be guided by the following objectives:

- a) To achieve increased residential and employment densities to ensure the viability of existing and planned transit infrastructure and service;
- b) To provide access from various transportation modes to the transit station, including pedestrian, bicycle parking and commuter pick-up/drop-off areas.

D1A.4.2 Intensification outside of Intensification Areas

Lands outside of the Intensification Areas generally consist of stable residential neighbourhoods, the character of which should be protected from incompatible intensification. However, limited intensification, primarily through contextually appropriate infill, is contemplated by this Plan outside of the Intensification Areas, and may be permitted, subject to the detailed land use designations and policies, and in particular Sections D1.4.2 and D1.4.3, of this Plan. Table __ identifies potential for other intensification that has been identified to 2031, including infill, redevelopment, and brownfield sites, which conform to the policies of this Plan.”

2. That a new Section D2.5.1.6 be added entitled “Georgetown Downtown Redevelopment Area” and containing the following:

D2.5.1.6 Georgetown Downtown Redevelopment Sub-Area

D2.5.1.6.1 Vision for the Georgetown Downtown Redevelopment Sub-Area

It is the intent of this Plan that the *Georgetown Downtown Redevelopment Sub-Area* become the focus for high density residential uses in the Georgetown *Downtown Area*, together with

complementary commercial or institutional uses, recognizing the redevelopment potential of the area, and its location on the Guelph Street Intensification Corridor between the Georgetown *Downtown Core Sub-Area* and the GO Station/Mill Street Corridor Area.

It is the intent of this Plan that the scale and location of new development in the *Georgetown Downtown Redevelopment Sub-Area* complement the character of the *Georgetown Downtown Core Sub-Area*, while providing an opportunity for high density residential uses in close proximity to the Downtown Core, which will support the function of the Downtown Core as the focal point for commercial activity, hospitality and cultural activity.

D2.5.1.6.2 Density and Height

The density range shall be 100 to 150 units per net residential hectare based on the proportion of the overall site dedicated to the residential use. The maximum building height shall be eight storeys. The maximum density and/or height may be increased subject to Section G4.3 of this Plan.

D2.5.1.6.3 Main Permitted Uses

Permitted uses in the *Georgetown Downtown Redevelopment Sub-Area* are limited to:

- a) multiple and apartment dwellings;
- b) long-term care facilities and retirement homes;
- c) retail and service commercial uses in existing buildings.

D2.5.1.6.4 Complementary Uses

Complementary uses that may be permitted on the first floor of a residential building include the following:

- a) retail and service commercial uses;
- b) medical offices;
- c) day nurseries;
- d) private and commercial schools;
- e) places of worship and other institutional uses;
- f) restaurants.

D2.5.1.6.5 New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in the *Georgetown Downtown Redevelopment Sub-Area*:

- a) Land assembly is encouraged to create larger, more viable development parcels.
- b) The development of any new building or redevelopment of any parcel of land within the *Georgetown Downtown Redevelopment Sub-Area* designation shall be subject to an amendment to the Implementing Zoning By-law. Prior to considering such an application, a Comprehensive

Development Plan (CDP) for all contiguous lands within the designation shall be prepared and approved. Matters to consider in preparing the CDP include:

- i) the nature of the proposed uses;
- ii) the location of all main buildings and structures;
- iii) the location of parking areas and driveways, including the option of converting the existing parking lot between Cross and Mill Streets to structured parking;
- iv) the extent to which the proposed uses complement the uses in the *Downtown Core Sub-Area*;
- v) the means by which the uses will be functionally integrated and supportive of the planned function of the *Downtown Core Sub-Area*; and,
- vi) the location of proposed landscaping.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix 4 of this Plan. The CDP shall be implemented through development applications that are in general conformity with that Plan.

In order to implement this policy, the implementing Zoning By-law shall only recognize development existing at the time the by-law comes into effect pursuant to the *Planning Act*.

- 3. That Sections D2.5.1.6 and D2.5.1.7 be re-numbered as Sections D2.5.1.7 and D2.5.1.8.
- 4. That Section D1.6.5 (Residential Special Policy Area 5) be deleted and replaced with the following:

“D1.6.5 Residential Special Policy Area 5

The lands designated as *Trafalgar Road Redevelopment Area* and identified as Residential Special Policy Area 5, as shown on Schedule A3, forms part of the Civic Centre District Intensification Area shown on Schedule A3-1 of this Plan.

D1.6.5.1 Permitted Uses

Permitted uses within the *Trafalgar Road Redevelopment Area* are limited to:

- a) medium density residential uses, including townhouses and low-rise apartment dwellings, subject to Sections D1.3.2.1 and D1.3.2.2 of this Plan;
- b) high density residential uses, including apartment dwellings, long-term care facilities and retirement homes, subject to Sections D1.3.3.1 and D1.3.3.2 of this Plan.

D1.6.5.2 Development and Redevelopment Policies

The redevelopment of lands designated as *Trafalgar Road Redevelopment Area* and identified as Residential Special Policy Area

5, as shown on Schedule A3, shall require an amendment to the implementing zoning by-law. Prior to considering such a re-zoning, a Comprehensive Development Plan (CDP) for lands designated as *Trafalgar Road Redevelopment Area* shall be prepared to the satisfaction of Council.

The CDP shall include information on:

- a) proposed built form elements including type, height, massing and location of all main buildings and structures;
- b) the proposed location of appropriate access points along Trafalgar Road;
- c) the proposed location of parking areas and driveways;
- d) how the development can be designed in an innovative manner that addresses the site location adjacent to a major arterial road and a railway line;
- e) proposed streetscape components and the location of proposed landscaping;
- f) potential pedestrian areas and linkages to the residential areas to the north; and,
- g) means by which the protection of the Black Creek tributary will be accomplished in accordance with the Watercourse policies of this Plan.

The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan. The CDP shall be implemented through development applications that are in general conformity with that Plan. To the extent possible, efforts should be made to coordinate the planning for this area with the CDP for the adjacent *Civic Centre Area* designation.

In order to implement this policy, the implementing Zoning By-law shall only recognize development existing at the time the by-law comes into effect pursuant to the *Planning Act*.”

5. That a new Schedule A3-1 entitled “Georgetown Built Boundary and Intensification Areas”, as shown on Schedule “1” attached to and forming part of this Amendment No. ___, be added, on which is shown the following:
 - the Built Boundary as delineated by the Ministry of Energy and Infrastructure;
 - the boundaries of the following Intensification Areas: GO Station/Mill Street Corridor Area, Downtown Area, Civic Centre District, and Community Node; and,
 - a symbol for “Major Transit Station” on the location of the Georgetown GO Station, and adding the symbol and text to the Legend.
6. That Schedule A3, Georgetown Land Use is amended, as shown on Schedule “2” attached to and forming part of this Amendment No. ___, by adding a symbol for “Major Transit Station” on the location of the Georgetown GO Station, and adding the symbol and text to the Legend.
7. That Schedule A3, Georgetown Land Use is amended, as shown on Schedule “2” attached to and forming part of this Amendment No. ___, by adding the new boundary for the “GO Station Study Area”.

8. That Schedule A3, Georgetown Land Use is amended, by replacing the land use designation on the property legally described as Part East Half Lot 19, Concession 9, Georgetown from "Low Density Residential Area" to "Medium Density Residential Area", as shown on Schedule "3" attached to and forming part of this Amendment No. ____.
9. That Schedule A3, Georgetown Land Use is amended, by replacing the land use designation on the property legally described as Part Lot 18, Concession 10, Georgetown, from "Medium Density Residential Area" to "High Density Residential Area", as shown on Schedule "4" attached to and forming part of this Amendment No. ____.
10. That Schedule A4, Georgetown Downtown Area is amended, by replacing the land use designation on the area generally bounded by Guelph Street, Back Street, Silver Creek and Main Street, bisected by Cross and Mill Streets, as shown on Schedule "5" attached to and forming part of this Amendment No. ____, with a designation labeled in the Legend as "Downtown Redevelopment Sub-Area".
11. That a new Schedule A6-1 entitled "Acton Built Boundary and Intensification Areas", as shown on Schedule "6" attached to and forming part of this Amendment No. ____, be added, on which is shown the following:
 - the Built Boundary as delineated by the Ministry of Energy and Infrastructure, and the boundaries of the following Intensification Areas: Downtown Area, and South Acton Special Study Area.
12. That Schedule A6, Acton Land Use is amended, by replacing the land use designation on the properties legally described as Lots 243, 244, 245, and 246 of Plan 1098, Acton, from "Low Density Residential Area" to "Medium Density Residential Area," as shown on Schedule "7" attached to and forming part of this Amendment No. ____.
13. That Section G13.7 is amended by adding the following definition after "Brownfield Sites":

"Built Boundary

Means the limits of the developed urban area as identified in the Provincial Paper, Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006 (2008), as shown on Schedules A3 and A6 to this Plan."
14. That Section G13.7 is amended by adding the following definition after "Built Boundary":

"Built-up Area

Means all land within the Built Boundary."
15. That Section G13.7 is amended by adding the following definition after "Institutional Use":

"Intensification

Means the development of a property, site or area at a higher density than currently exists through:

 - (a) redevelopment, including the reuse of brownfield sites;
 - (b) the development of vacant and/or under-utilized lots within previously developed areas;
 - (c) infill development; or
 - (d) the expansion or conversion of existing buildings."

16. That Section G13.7 is amended by adding the following definition after “Intensification”:

“Intensification Areas

Means lands identified in this Plan within the Urban Area that are to be the focus for accommodating intensification, including Major Transit Station Areas, and Intensification Corridors.”

17. That Section G13.7 is amended by adding the following definition after “Intensification Areas”:

“Intensification Corridor

Means Intensification Areas identified along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development.”

18. That Section G13.7 is amended by adding the following definition after “Long Term Care Facility”:

“Major Transit Station Area

Means the area including and around any existing or planned *higher order transit* station within the Urban Area; or the area including and around a major bus depot in an urban core. Station areas generally are defined as the area within an approximate 500m radius of a transit station, representing about a 10-minute walk.”

PART C
THE APPENDICES

DRAFT