



REPORT

REPORT TO: Mayor R. Bonnette and Members of Council

REPORT FROM: Steve Burke, Senior Planner - Policy

DATE: January 14, 2010

REPORT NO.: PDS-2010-0014

RE: **Statutory Public Meeting Report** - Intensification Opportunities Strategy Official Plan Amendment
File No.: D08/IN Intensification Study

RECOMMENDATION:

THAT Report No. PDS-2010-0014, dated January 14, 2010, regarding a public meeting on the Draft Official Plan Amendment to implement the Draft Halton Hills Intensification Strategy, (provided under separate cover), 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. PDS-2010-0014 be forwarded to the Region of Halton, and members of the public requesting notification on the Town of Halton Hills Intensification Opportunities Study.

BACKGROUND:

At the Council Meeting of January 11, 2010 Council adopted Resolution No. 2010-0004 as follows:

THAT Report No. PDS-2010-0003, dated December 15, 2009 regarding the status of the Halton Hills Intensification Opportunities Study, and presenting the Draft Halton Hills Intensification Strategy (provided under separate cover), be received for information;

AND FURTHER THAT staff be authorized to schedule a public information session for January 27, 2010 to obtain the views of the public regarding the Draft Intensification Strategy, which will form the basis for an Official Plan Amendment to incorporate new intensification policies into the Official Plan;

AND FURTHER THAT staff be authorized to prepare a draft Official Plan Amendment designed to implement the Intensification Strategy, and the intensification policies of Regional Official Plan Amendment No. 38;

AND FURTHER THAT staff be authorized to schedule a statutory public meeting for February 8, 2010 to obtain the views of the public regarding a Draft Official Plan Amendment, to be made available to the public at least 20 days in advance of the statutory public meeting, as required by the Planning Act;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton for information.

Public Consultation

The purpose of this report is to provide information for the purposes of a statutory public meeting as authorized by Council, to consider a Draft Official Plan Amendment to implement the Draft Halton Hills Intensification Strategy.

The Intensification Opportunities Study has included two other opportunities for public input:

- May 5, 2009 – Public Open House on Background Intensification Report ;
- January 27, 2010 – Public Open House on Draft Intensification Strategy and Draft Official Plan Amendment.

The public comments received from both the January 27, 2010 public open house and the February 8, 2010 statutory public meeting will be considered in the process to finalize the Official Plan Amendment on intensification policies for consideration by Council.

Growth Plan for the Greater Golden Horseshoe

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 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 approved 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*, or Regional Official Plan Amendment No. 38, recently adopted by the Region of Halton to address conformity to the Growth Plan.

The Draft Halton Hills Intensification Strategy provides 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 draft Official Plan Amendment implements those policy directions, and also addresses conformity to the intensification policies of Regional Official Plan Amendment No. 38.

COMMENTS:

The purpose of the Official Plan Amendment is to implement recommendations resulting from the Halton Hills Intensification Opportunities Study, which culminated in a Draft 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.

The draft amendment 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).

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

- 127 Mountainview Road North, 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.

RELATIONSHIP TO STRATEGIC PLAN:

This report is consistent with the overall direction contained in the Strategic Plan, but in particular **Strategic Direction F: Achieve Sustainable Growth**, the **Goal** that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses, and the following **Strategic Objectives**:

- F.7** To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.
- F.10** To provide opportunities for intensification and affordable housing in appropriate locations within the Town.
- F.11** To ensure the efficient use of urban land and infrastructure in existing communities and new growth areas.

The report also has a relationship to **Strategic Direction A: Foster a Healthy Community**, and the **Strategic Objective**:

- A.1** To promote an adequate supply of housing and range of housing choices to meet the needs of present and future residents, including affordable, accessible and seniors housing.

FINANCIAL IMPACT:

There is no financial impact associated with this report.

COMMUNICATIONS IMPACT:

Notice of the public open house and statutory public meeting was published in the Independent and Free Press on January 14, 2010 and January 21, 2010. The notice advised that the Draft Official Plan Amendment was available on the Town's website and at the Planning, Development and Sustainability Department as of January 18, 2010, in accordance with the requirements of the Planning Act.

Written notification of the public open house and statutory public meeting has been provided to agencies, and members of the public that requested notification, in accordance with the requirements of the Planning Act.

ENVIRONMENTAL IMPACT:

There is no environmental impact associated with this report.

CONSULTATION:

The Intensification Opportunities Study, including preparation of the Draft Intensification Strategy, has been guided by input received from a Technical Advisory Committee comprised of staff from Recreation and Parks and Infrastructure Services, and the Region of Halton, as well as a Steering Committee comprised of members of Council, residents of Halton Hills, and a representative from Heritage Halton Hills.

CONCLUSION:

Report No. PDS-2010-0014 and a draft Official Plan Amendment to implement the Draft Halton Hills Intensification Strategy has been prepared for the purpose of the statutory public meeting on February 8, 2010. The deadline for comments on the Draft Official Plan Amendment is February 12, 2010. Following the review and consideration of public and agency comments, a staff report addressing these comments and providing recommendations for Council's consideration will be prepared.

Respectfully submitted,

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