

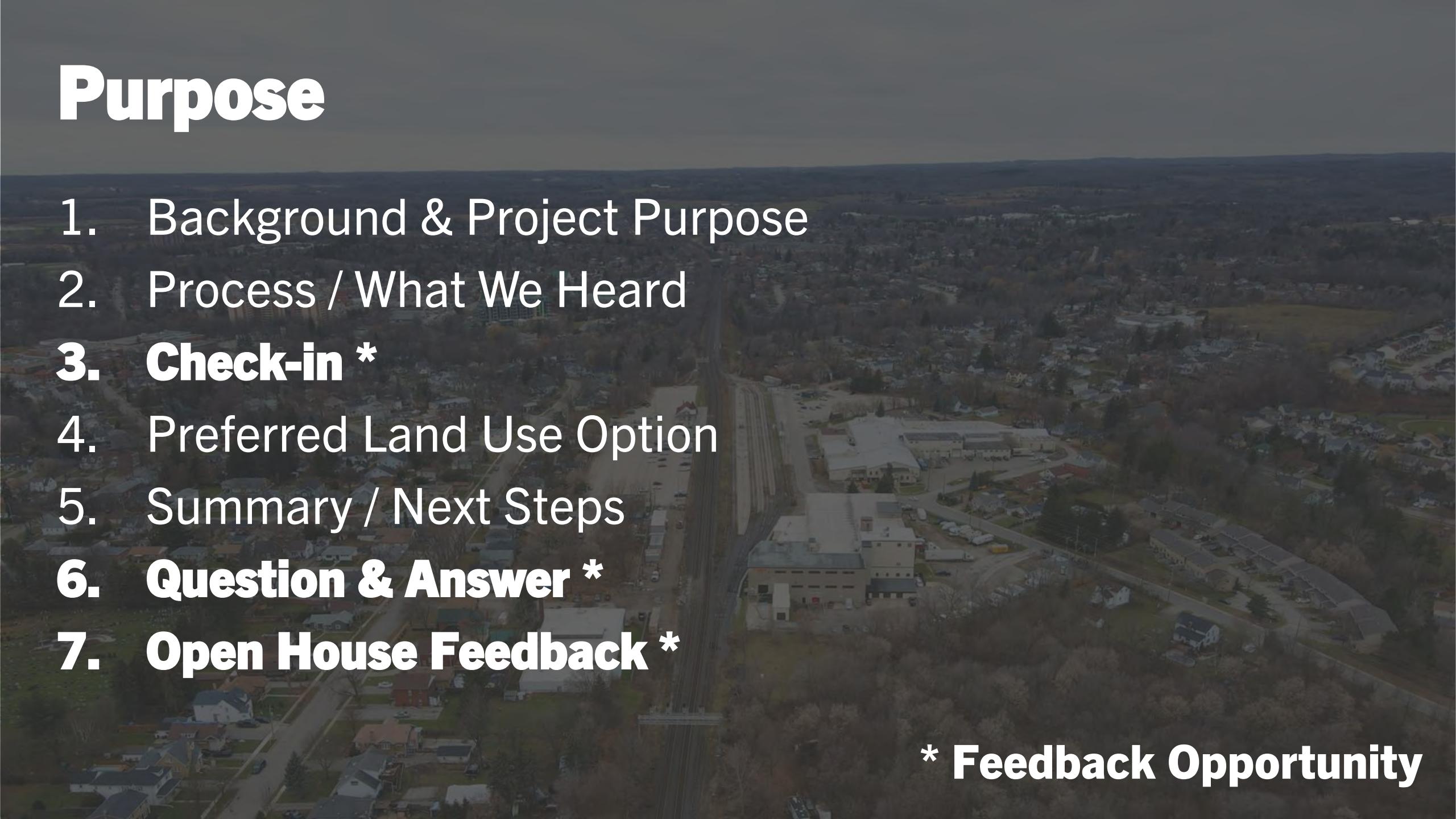


Georgetown GO Station Area / Mill Street Corridor Secondary Plan Review

Public Open House #3 – Wed Nov 27, 2024



Purpose

A dark, semi-transparent background image showing an aerial view of a residential neighborhood with houses, roads, and a large industrial building in the foreground.

1. Background & Project Purpose
2. Process / What We Heard
- 3. Check-in ***
4. Preferred Land Use Option
5. Summary / Next Steps
- 6. Question & Answer ***
- 7. Open House Feedback ***

*** Feedback Opportunity**

Meeting Intent

Inform

- Presentation
- Information Boards

Consult

- Q+A
- One-on-one chats

Collaborate

- Feedback on draft policy objectives

Meeting Intent

Inform

- Presentation
- Information Boards

Consult

- Q+A
- One-on-one chats

Collaborate

- Feedback on draft policy objectives

Looking for
feedback!

An aerial photograph of a residential area, likely a suburb. The foreground shows a mix of single-family homes and larger apartment complexes. A major railway line cuts through the middle of the image, with several tracks visible. To the right, there is a large, modern industrial facility with multiple buildings and parking lots. The surrounding terrain is a mix of developed land and green fields. The sky is overcast.

1. Background & Project Purpose

Background

Halton Hills is made up of diverse **urban** and **rural** landscapes.

It includes two urban centres: Acton and **Georgetown**.



Source: Destination Downtown, Let's Talk Halton Hills (2023)

Types of Major Transit Station Areas



Subways

VMC Subway Station (City of Vaughan, 2024)



Light Rail or Bus Rapid Transit

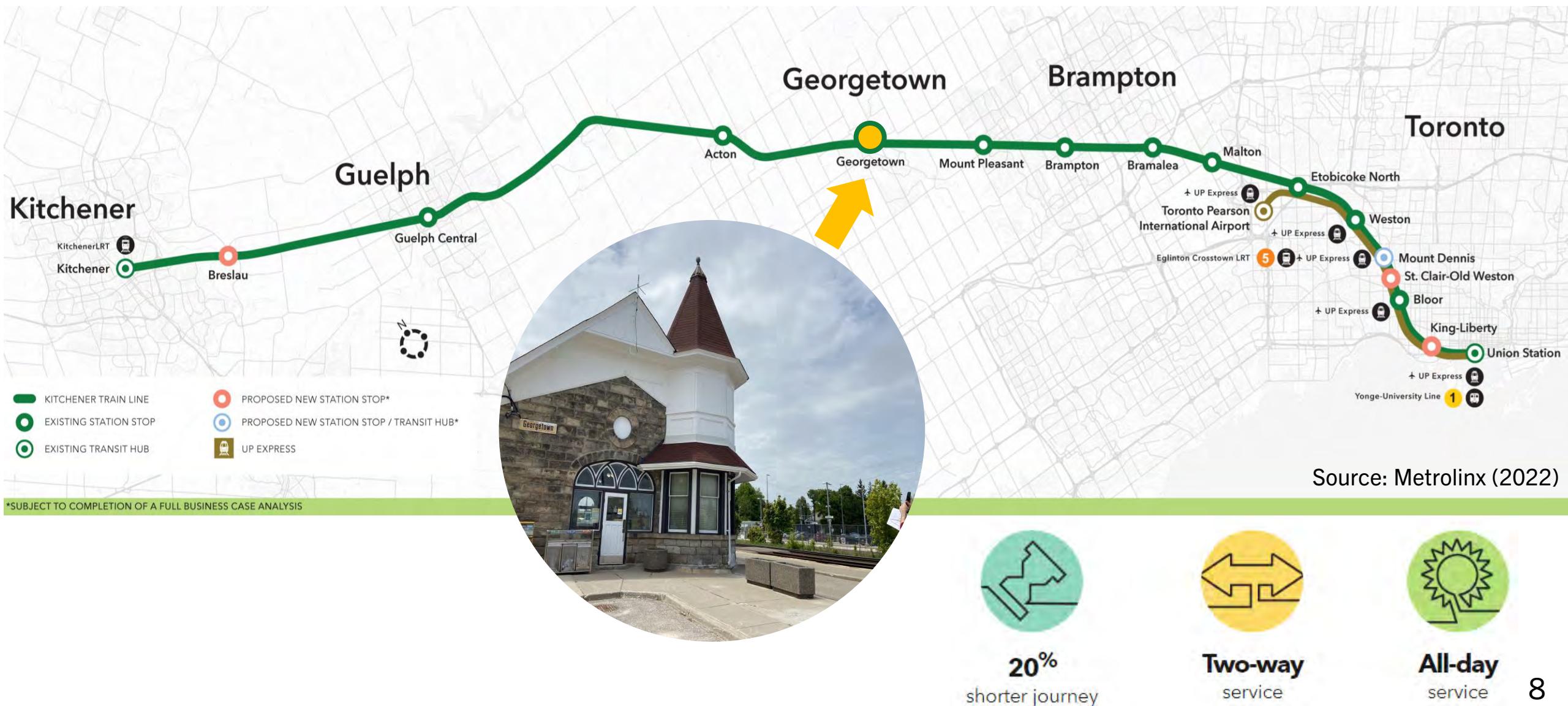
Kitchener ION (ION Rapid Transit Service, 2024)



Commuter or Regional Rail

Georgetown GO Station

GO Expansion: Kitchener Corridor



Ontario's Land Use Planning Framework

The Planning Act

Provincial Plans

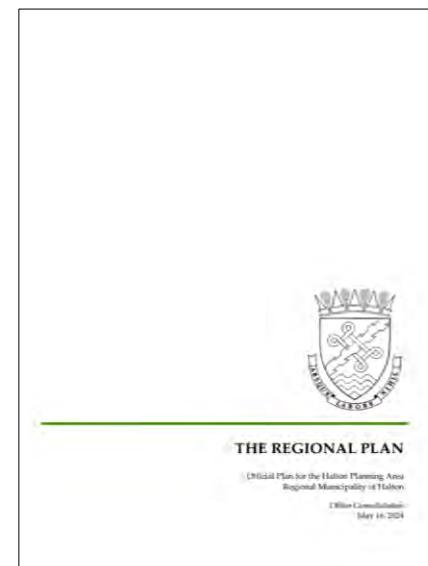
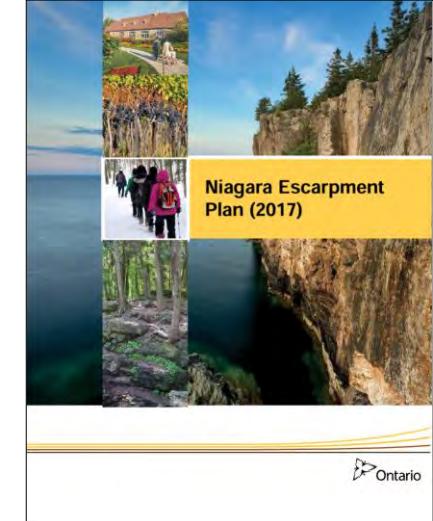
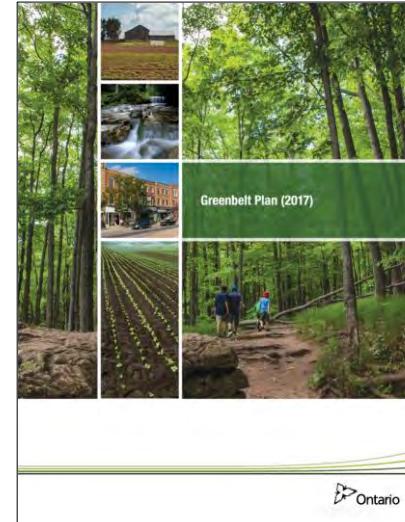
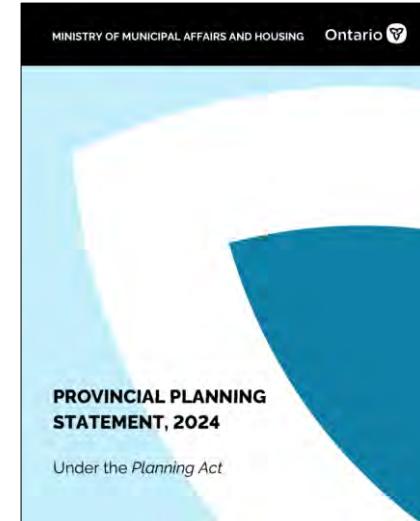
Region Official Plan

Town Official Plan

Secondary Plans

Regulatory Instruments

Zoning By-law
Site Plan Control
Subdivision Control



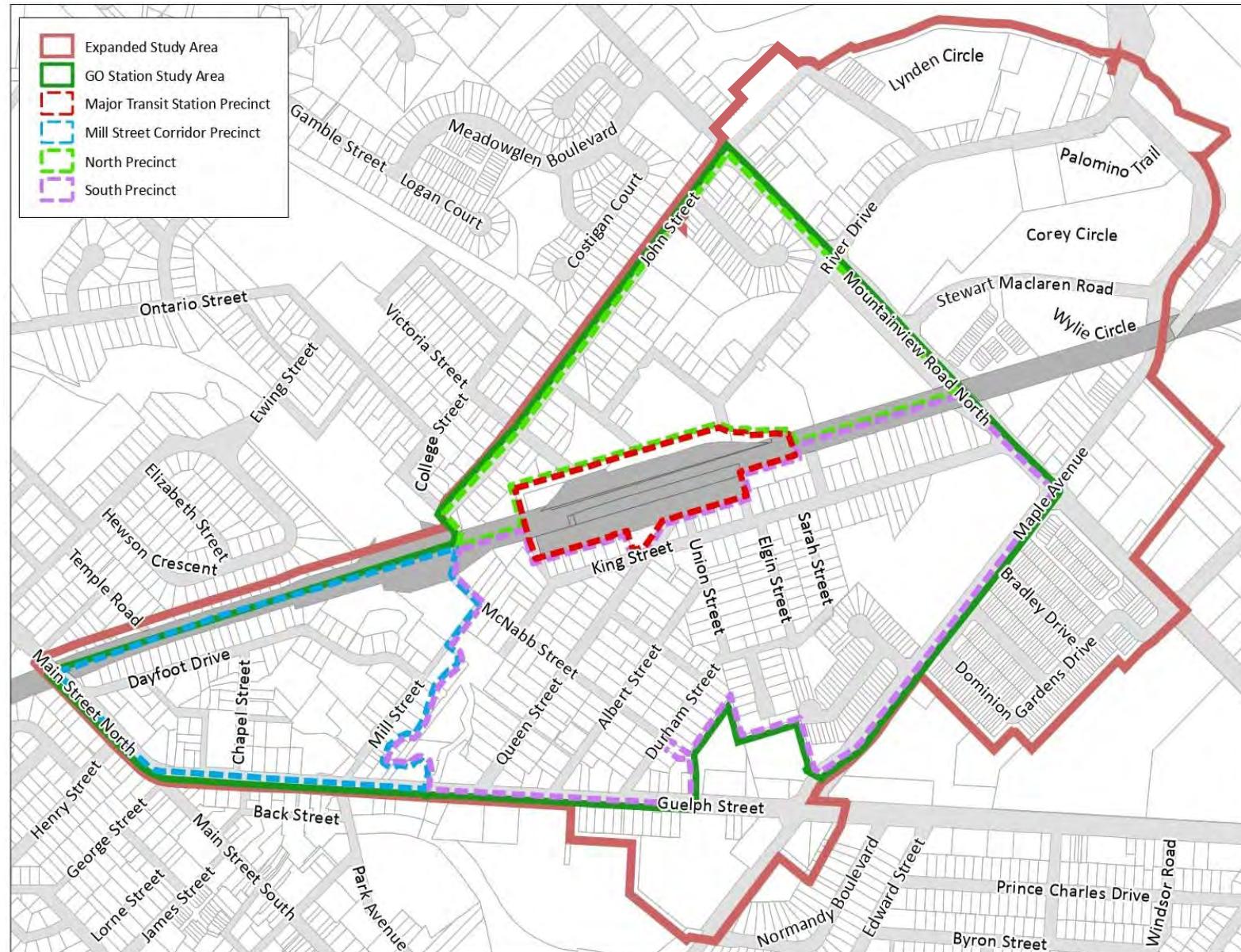
How did we get here?

Secondary Plan adopted
(OPA 7) May 2010

Secondary Plan approved
(OPA 7) Aug 2011

New MTSA boundaries
determined and established
Jul 2021

Secondary Plan Review
June 2022



Project Purpose



To update the Secondary Plan, to...

- Conform to Provincial and Regional plans
- Consider new **population and job targets**, as outlined by the Region
- Ensure **the vision** for the area remains relevant

Guiding Principles

1. Coordinated & Sustainable Growth

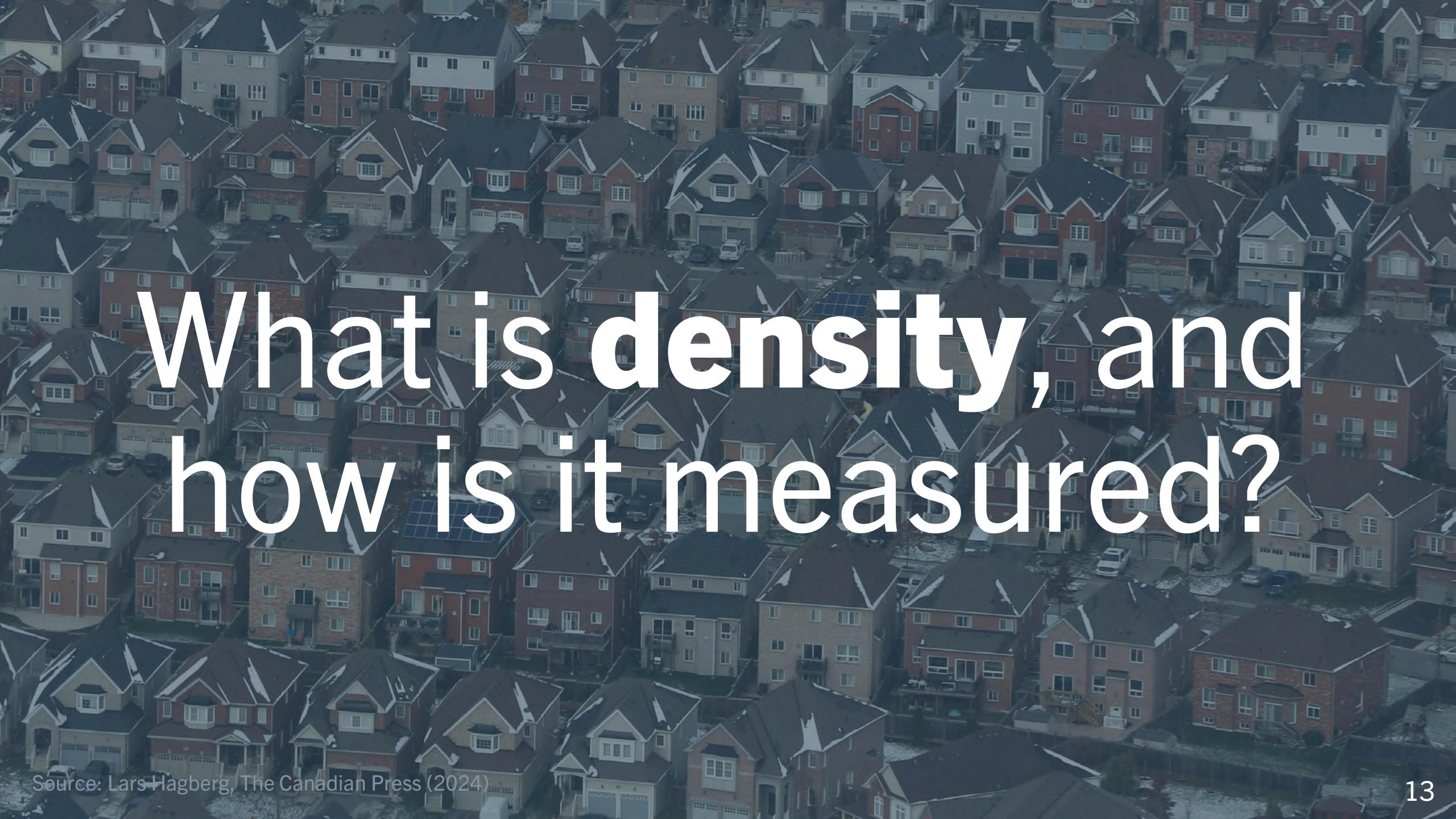
2. An “Environment First” Approach

3. A Diverse Mix of Land Uses

4. Respect Local Context & Heritage

5. Enhanced Connections

6. Vibrant & Inclusive Public Realm

An aerial photograph of a residential area, likely a suburb, showing a high density of houses. The houses are mostly two-story single-family homes with dark roofs, arranged in a grid-like pattern. Some houses have snow on their roofs and in their yards, indicating a winter season. The image is slightly dark, with a grainy texture.

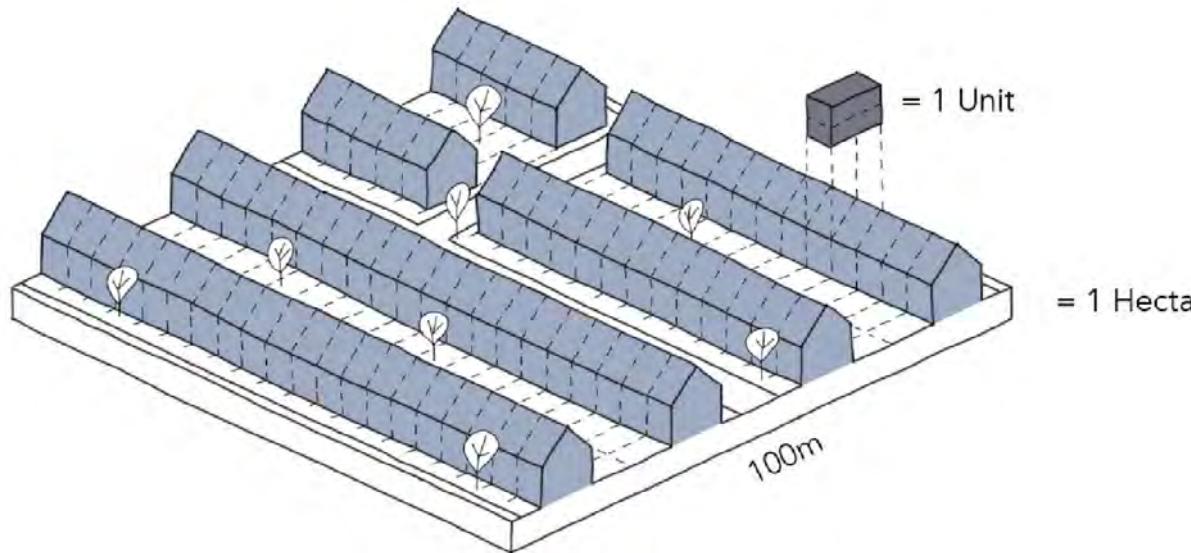
What is density, and how is it measured?

Units per Hectare (UPH)

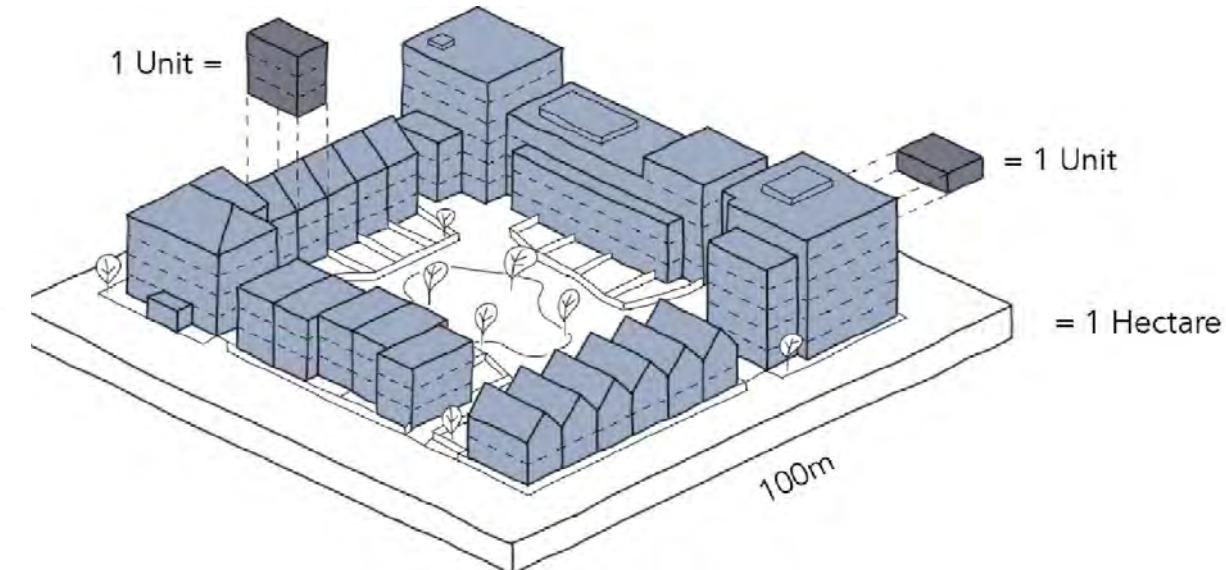
The number of **residential dwelling units** permitted per hectare.

Example:

Two ways to achieve **75 units per hectare**



Low Density

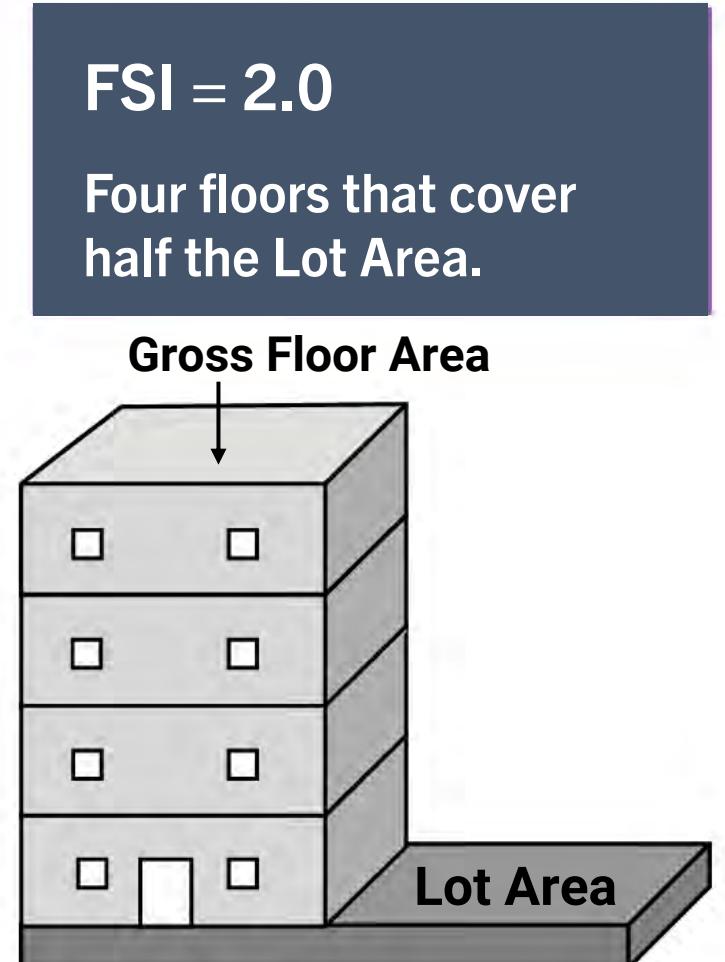
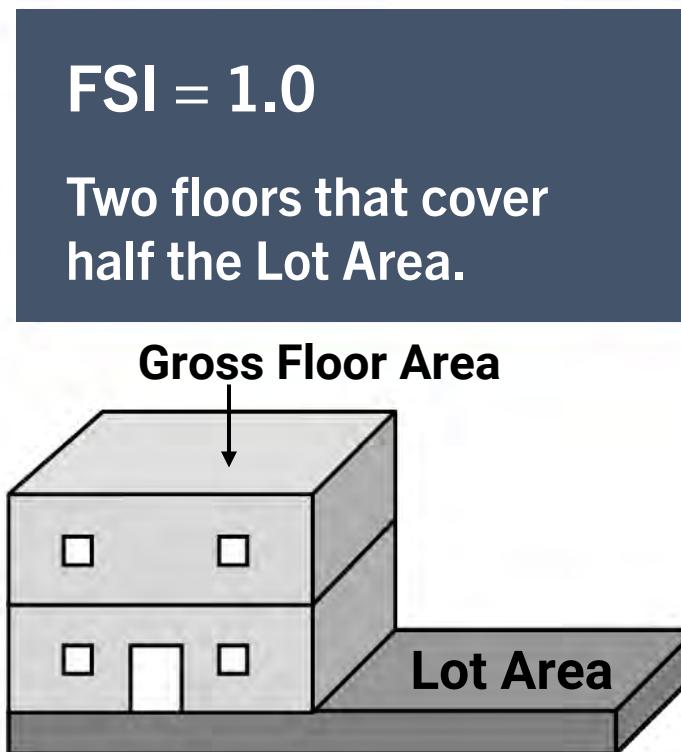
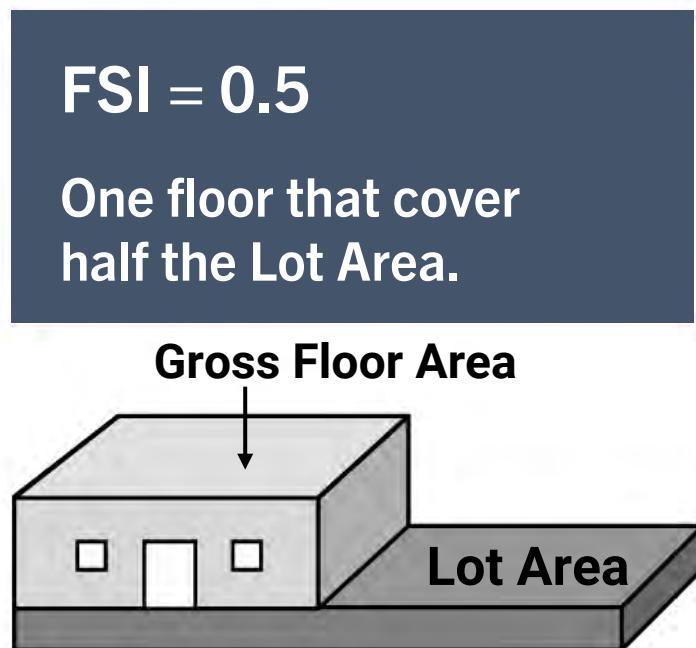


Medium Density

Floor Space Index (FSI):

The gross floor area of all buildings on a lot divided by the lot area*.

*Halton Hills, Zoning By-law 2010-0050

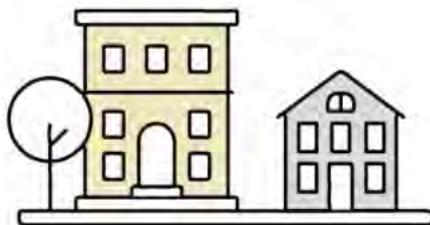




Why do density
targets matter?

Provincial Planning Statement (2024)

Goals within settlement areas, like Georgetown MTSA



Increased
Housing Options



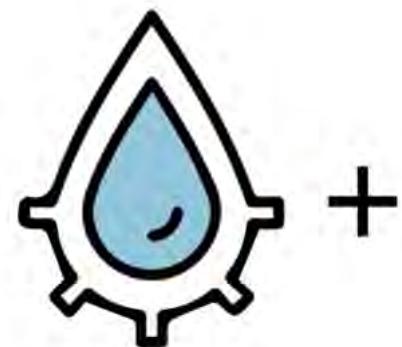
More Jobs



Active
Transportation



Public Facilities
& Parks

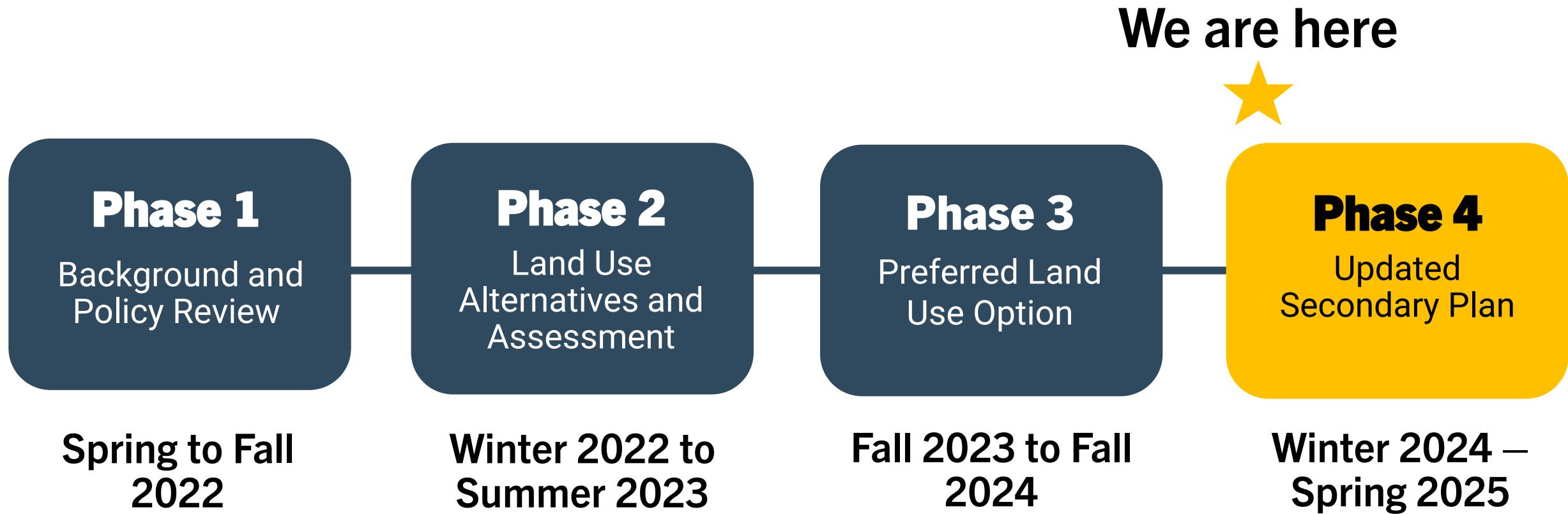


Improved
Infrastructure

An aerial photograph of a residential area, likely a suburb. The image shows a dense cluster of houses with various roof colors, mostly grey and brown. A network of streets and roads is visible, with some larger roads forming the perimeter of the neighborhood. In the center, there is a railway line with several tracks. A large, light-colored industrial building with multiple windows and a flat roof sits near the tracks. The surrounding land is a mix of green grass and brown, leafless trees, suggesting it might be autumn or winter. In the far distance, more residential areas and possibly some commercial buildings are visible under a clear sky.

2. Process / What We Heard

Schedule



Process

Phase 1

Background and Policy Review

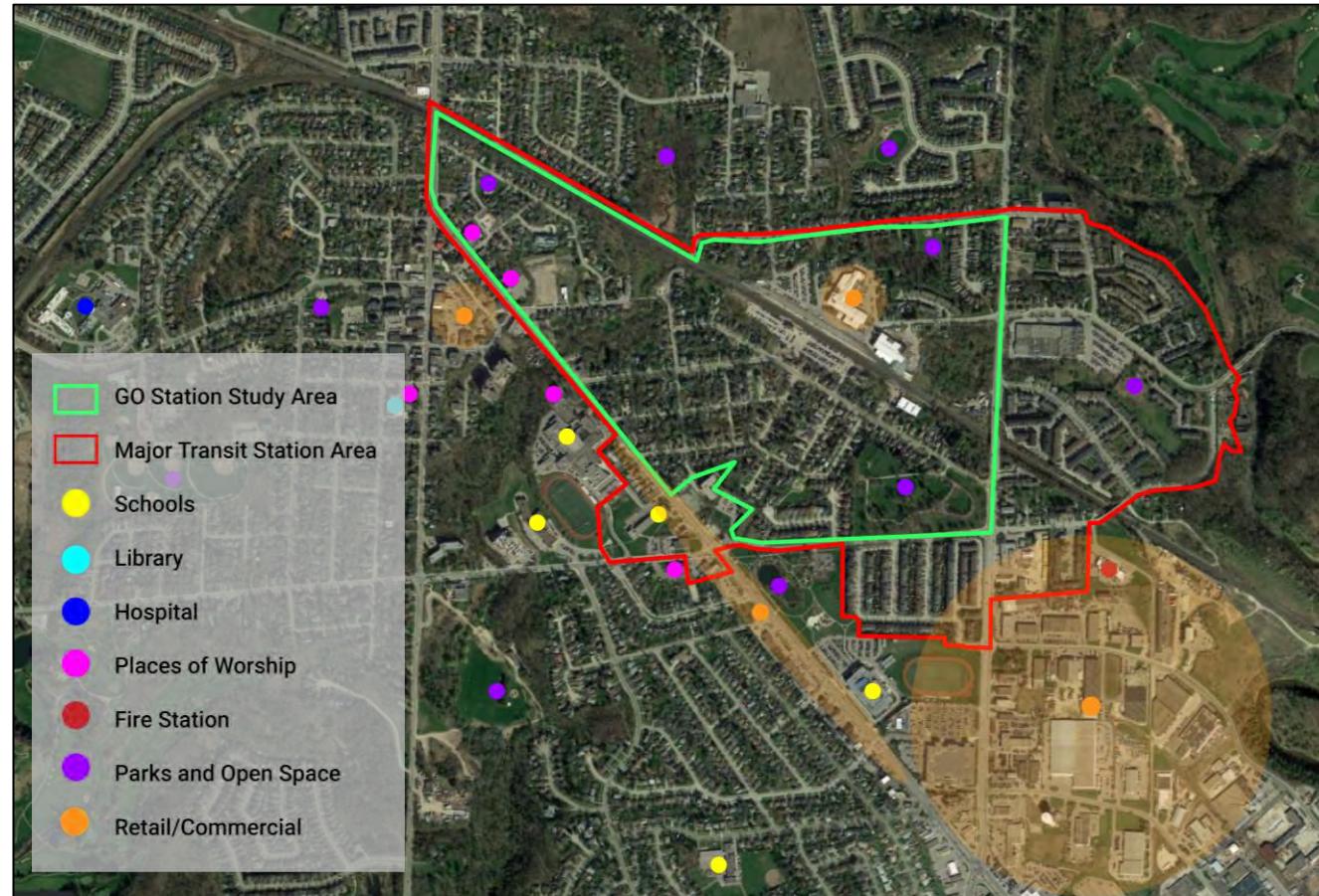
Phase 2

Land Use Alternatives and Assessment

Phase 3

Preferred Land Use Option

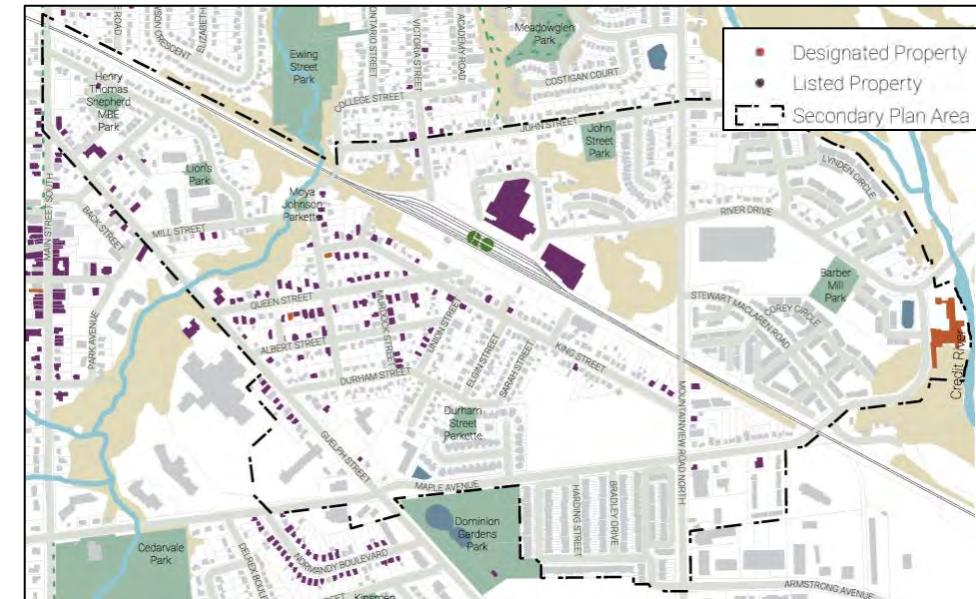
- Existing Conditions, Inventory Mapping



Community Asset Mapping



Walking Tour



Heritage & Cultural Resource Mapping

What We Heard

Phase 1

Background and Policy Review

Phase 2

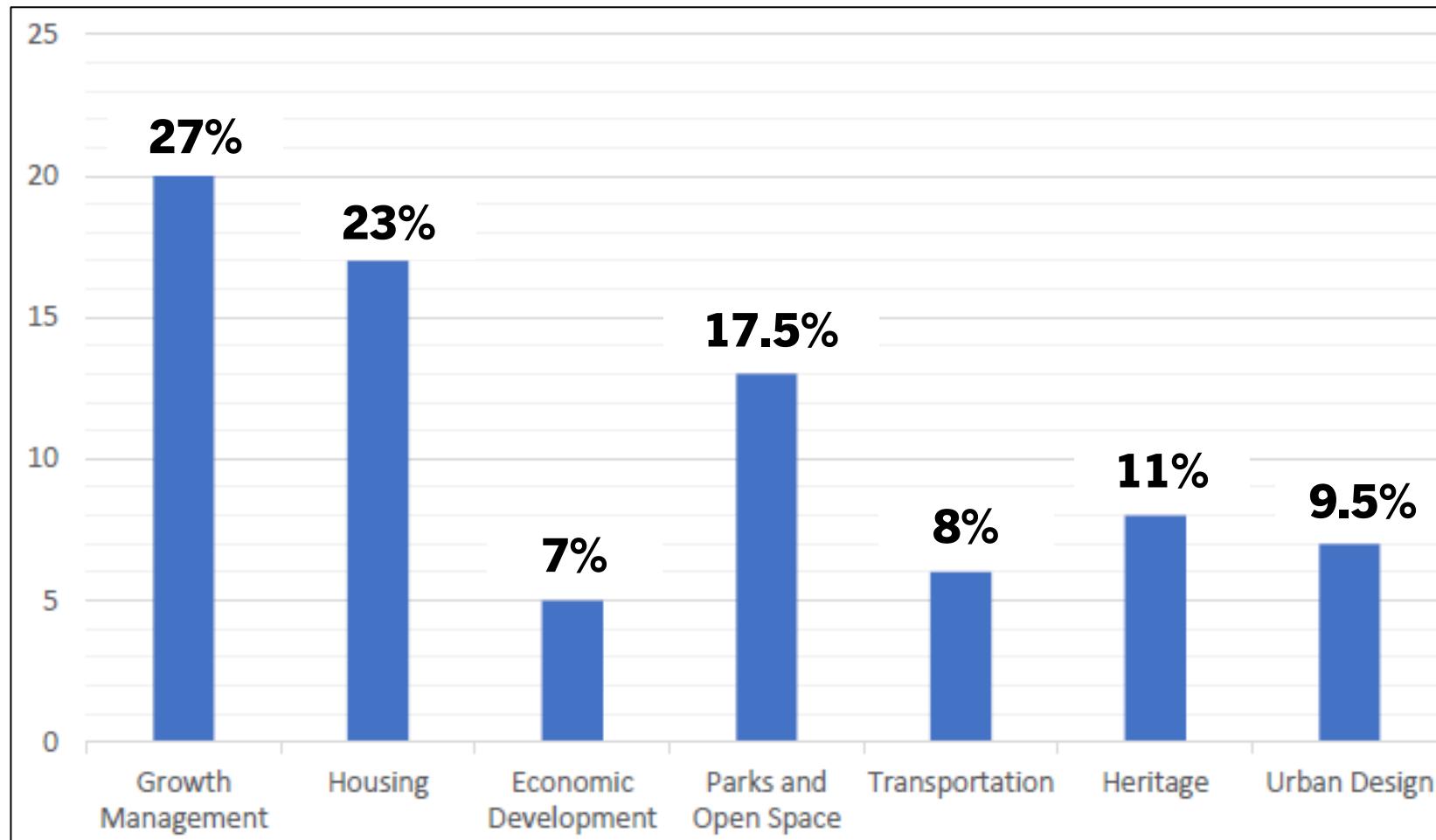
Land Use Alternatives and Assessment

Phase 3

Preferred Land Use Option



Q: What Secondary Plan **policy area** are you most interested in?



- FAQ
- Public Information Session (Virtual) with Polling
- Visioning survey (online)
- TAC Meeting #1



What We Heard

Phase 1

Background and Policy Review

Phase 2

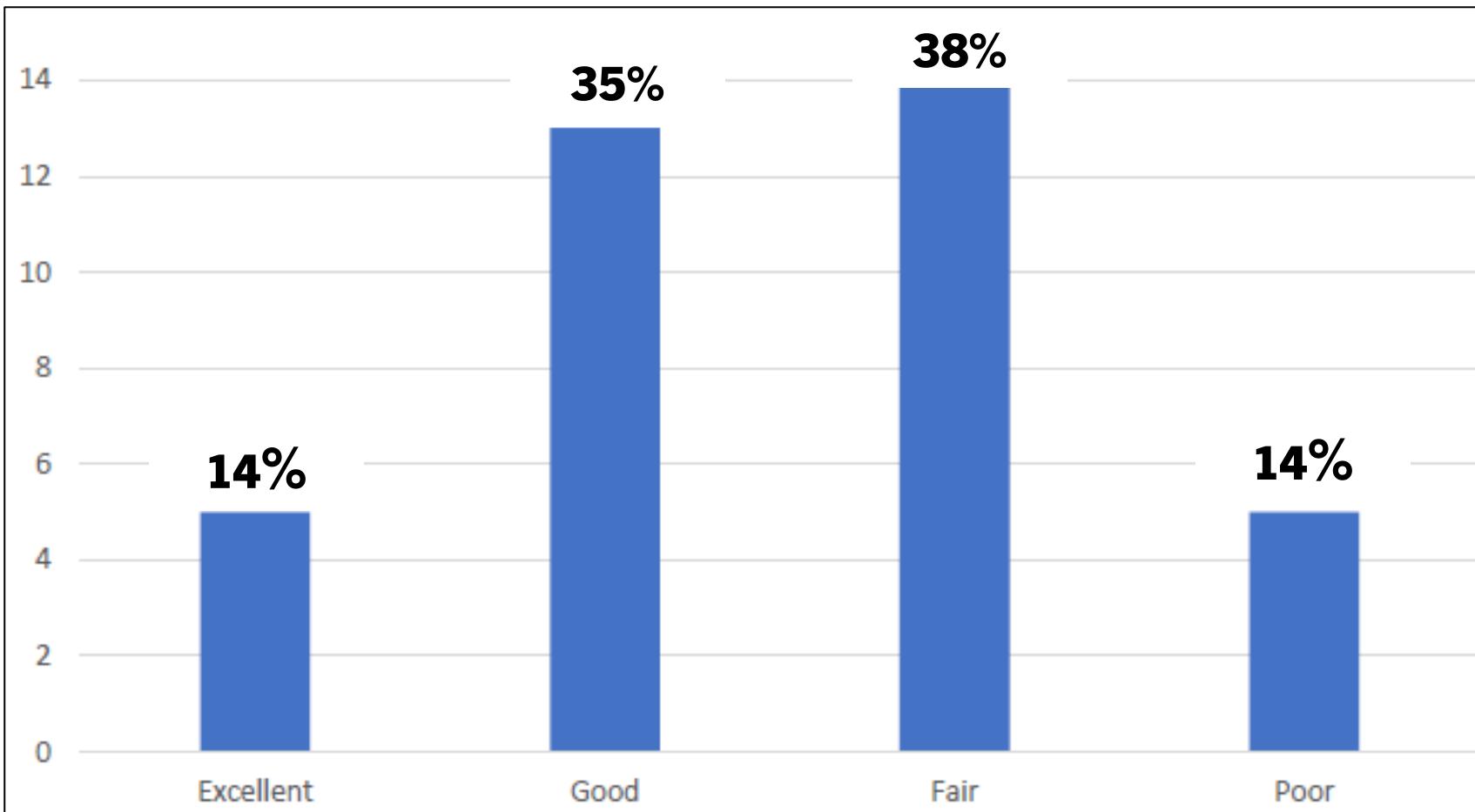
Land Use Alternatives and Assessment

Phase 3

Preferred Land Use Option



Q: In the study area, how would you rate the **variety of housing and living options?**



- FAQ
- Public Information Session (Virtual) with Polling
- Visioning survey (online)
- TAC Meeting #1



What We Heard

Phase 1

Background and
Policy Review

Phase 2

Land Use Alternatives
and Assessment

Phase 3

Preferred Land
Use Option

Study Area - Existing Conditions

Strengths

- GO station (regional connections)
- Historical value & charm
- Views, natural scenery / features
- A caring community

Weaknesses

- Lack of community assets
- Difficult to navigate
- Quality of public realm (sidewalks, lighting)
- Underutilized lands



- FAQ
- Public Information Session (Virtual) with Polling
- Visioning survey (online)
- TAC Meeting #1

Process

- Vision
- Guiding principles
- Policy directions (themes)

Structuring Elements

Legend

- Park
- Cemetery
- School / Youth Centre
- Church
- Other Services
- Node
- Gateway
- Landmark

Secondary Plan Area

- Potential Community Asset
- Potential Node
- Potential Gateway

Phase 1

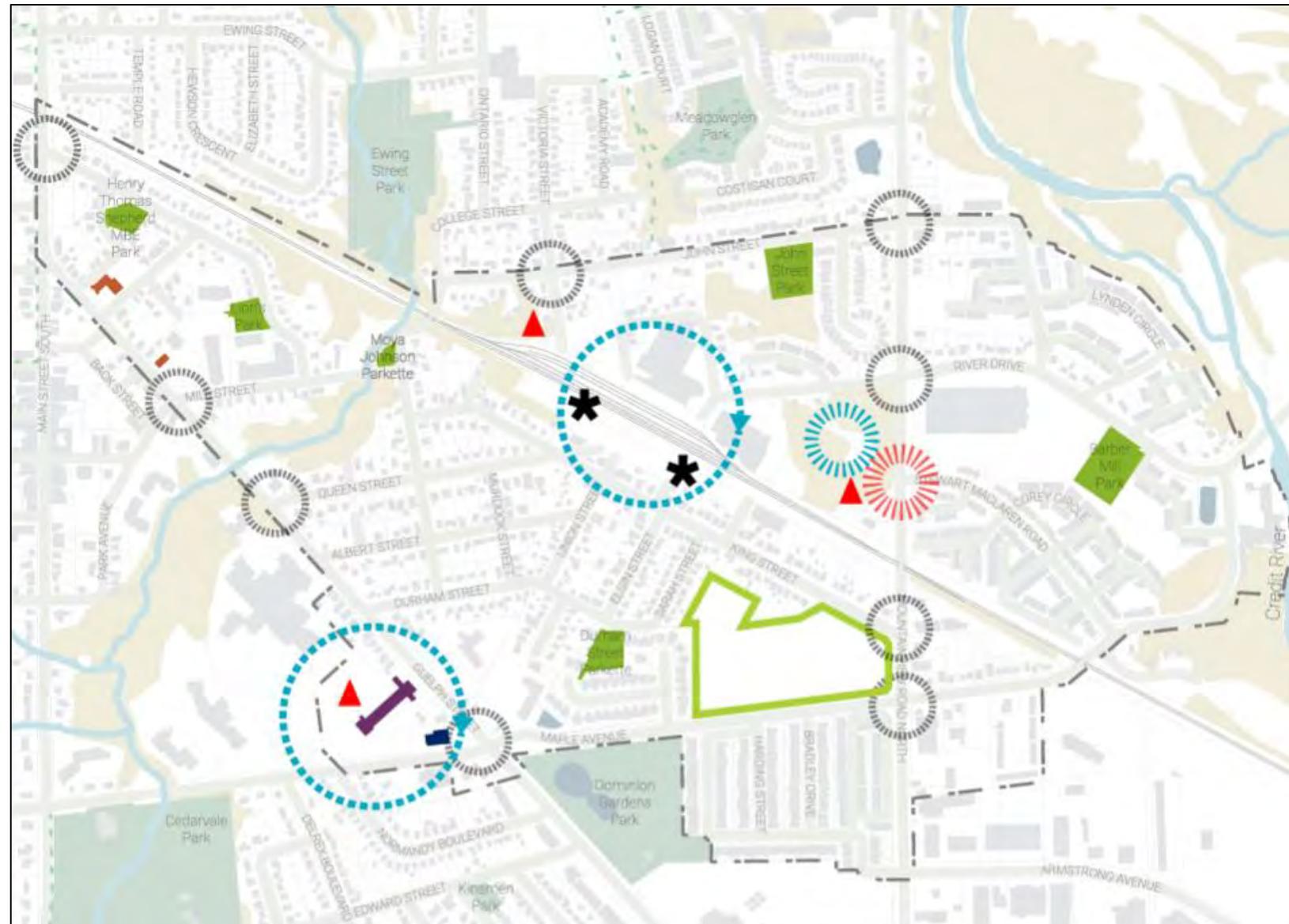
Background and Policy Review

Phase 2

Land Use Alternatives and Assessment

Phase 3

Preferred Land Use Option



What We Heard

Phase 1

Background and Policy Review

Phase 2

Land Use Alternatives and Assessment

Phase 3

Preferred Land Use Option

Like

- Residential areas & heritage maintained
- Two different mixed-use nodes
- Density & strategic growth
- Separation of built-up areas & natural areas

Like

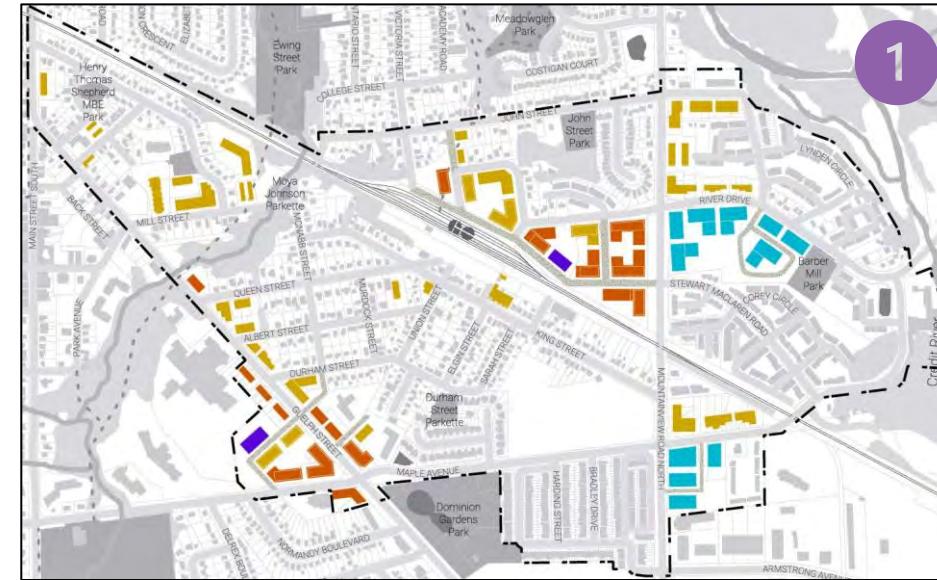
- Development along Guelph St “makes sense”
- Business Park at River & Mountainview
- Building heights
- Balanced (from a community perspective)

Missing

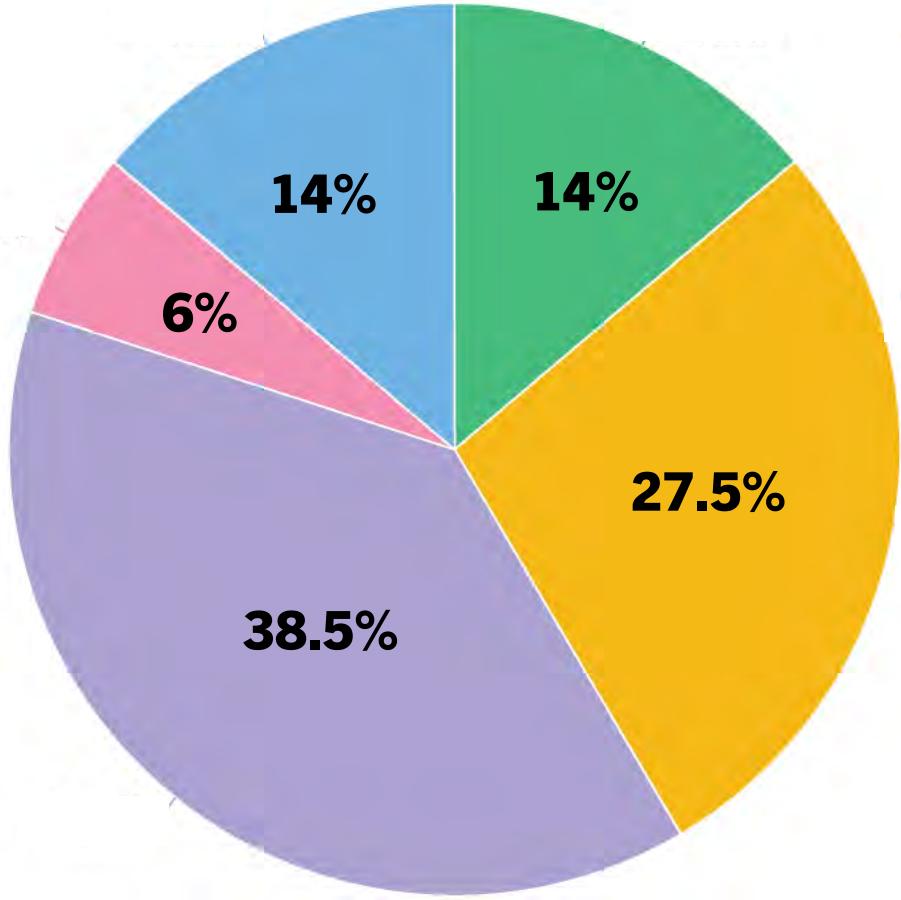
- Greater mix of uses (i.e., small-scale retail)
- Affordable housing
- Consider further height reductions

Legend

- Residential
- Mixed Use (MU) Residential
- Commercial / Industrial
- MU Community Amenity
- Secondary Plan Area



What We Heard



Phase 1

Background and Policy Review

Phase 2

Land Use Alternatives and Assessment

Phase 3

Preferred Land Use Option



- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied

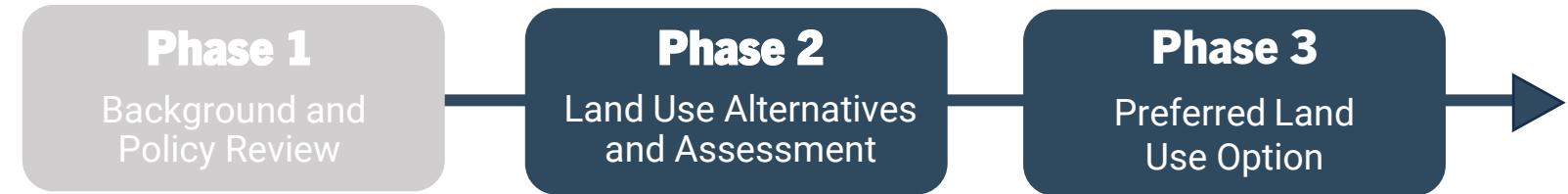
- Public Open House #1 (Hybrid)
 - Two, in-person, drop-in sessions
- Online survey
- Neighbourhood Group Meeting #1
- TAC Meeting #2

Is there anything **missing** from **both** options??



Updating the Draft Vision Statement

Process



Phase 2

Land Use Alternatives and Assessment



- Natural Heritage Gap Analysis
- Cultural Heritage Resource Assessment
- Terms of Reference (Traffic and Servicing)



Phase 3

Preferred Land Use Option



Parcel

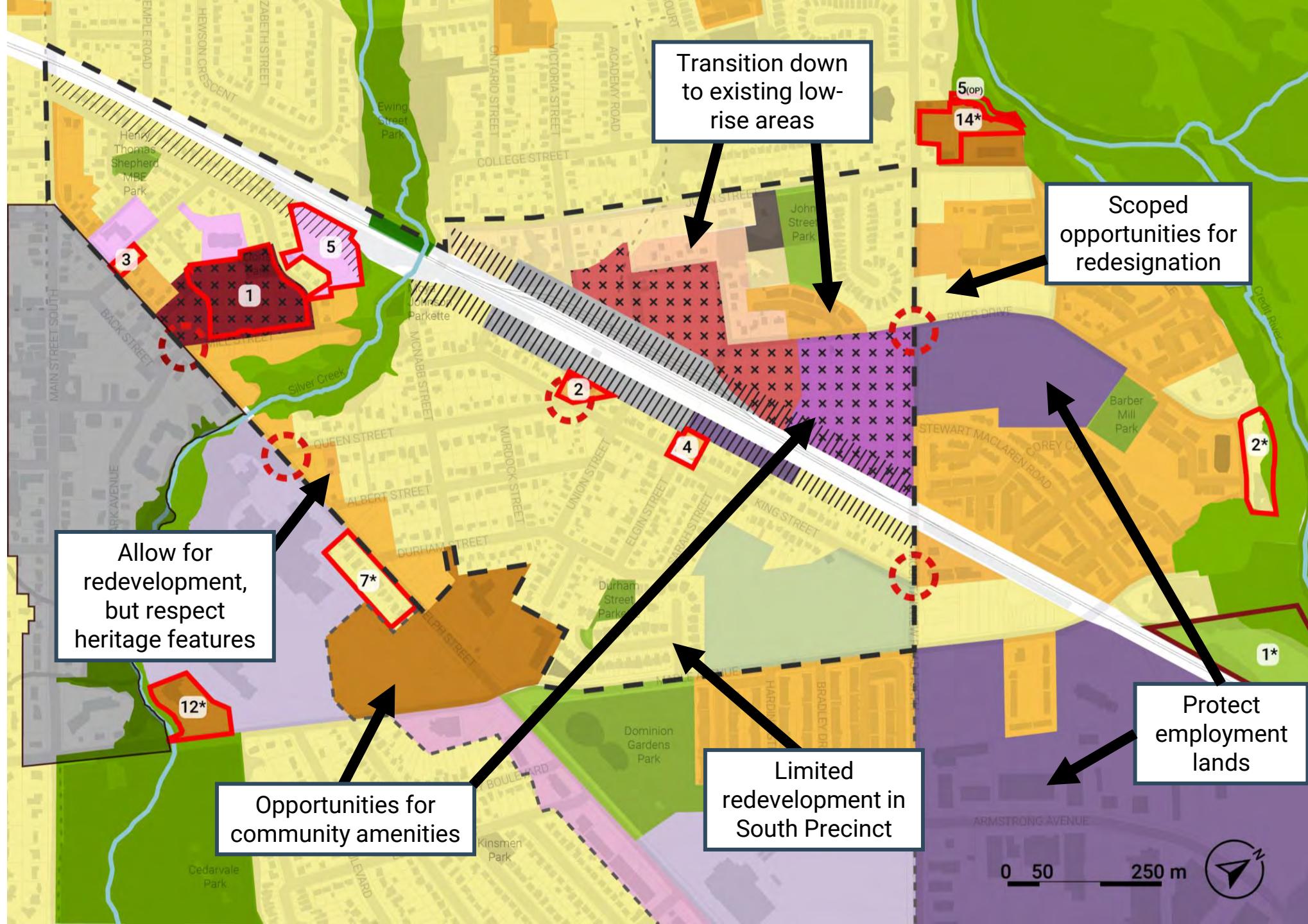
- Scoped Traffic Study (Draft)
- Area Servicing Plan (Draft)
- Scoped Natural Heritage System Analysis
- Fiscal Impact Analysis (Draft)

Land Use

Existing

Legend:

- Low Density Residential Area
- Medium Density Residential Area
- Medium Density Residential / Office Area
- Medium / High Density Residential Area
- High Density Residential / Mixed Use Area 1
- High Density Residential / Mixed Use Area 2
- High Density Residential / Community Facility Area
- High Density Residential Area
- Mixed Use Sub Area
- Decision Withheld
- Employment Areas
- Major Institutional Areas
- Major Transit Station Area
- Greenlands
- Parks
- Cemetery
- Waterbody
- Redevelopment Site
- Rail Buffer
- Special Policy Areas
- Residential Special Policy Area
- Other Special Policy Area
- Downtown Area
- Community Node Area
- GO Station Area
- Gateways



Process

Phase 1

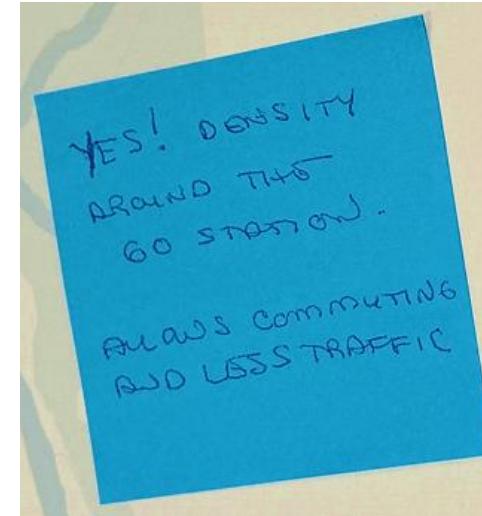
Background and Policy Review

Phase 2

Land Use Alternatives and Assessment

Phase 3

Preferred Land Use Option



Town of Halton Hills  @_HaltonHills · Oct 3, 2023

The Georgetown GO Station Area/Mill Street Corridor Secondary Plan is under review and the Town is looking for your input. Join us on October 18 from 6:30-8:30 p.m. at Mold-Masters Sports Complex to share your feedback. Learn more and register at bit.ly/3XHaDjG.

 Let's Talk Halton Hills

The Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review

October 18, 2023 from 6:30 to 8:30 p.m.

→ Learn more on Let's Talk Halton Hills

0 1 688

- Public Open House #2 
- Online survey
- Neighbourhood Group Meeting #2
- TAC Meeting #3
- Council Meeting

3. Check-in Process Questions?



10 min

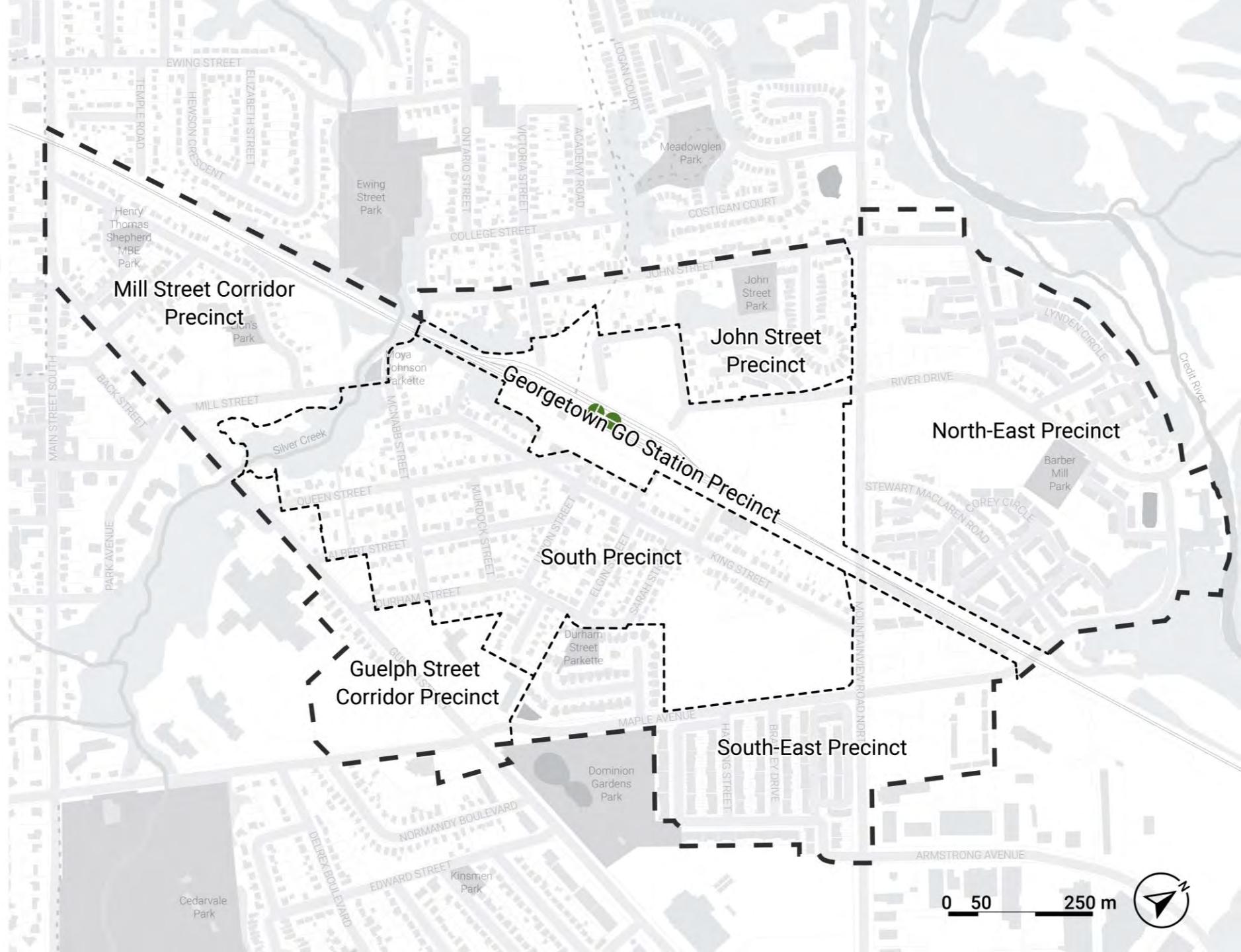
4. Preferred Land Use Option



Precincts

Legend:

-  Secondary Plan Area
-  Precinct Boundary



Transportation and Mobility

Draft Schedule

Legend:

Secondary Plan Area

Grelands

Transportation Network

Multi-purpose Arterial Street

Minor Arterial Street

Collector Street

Local Street

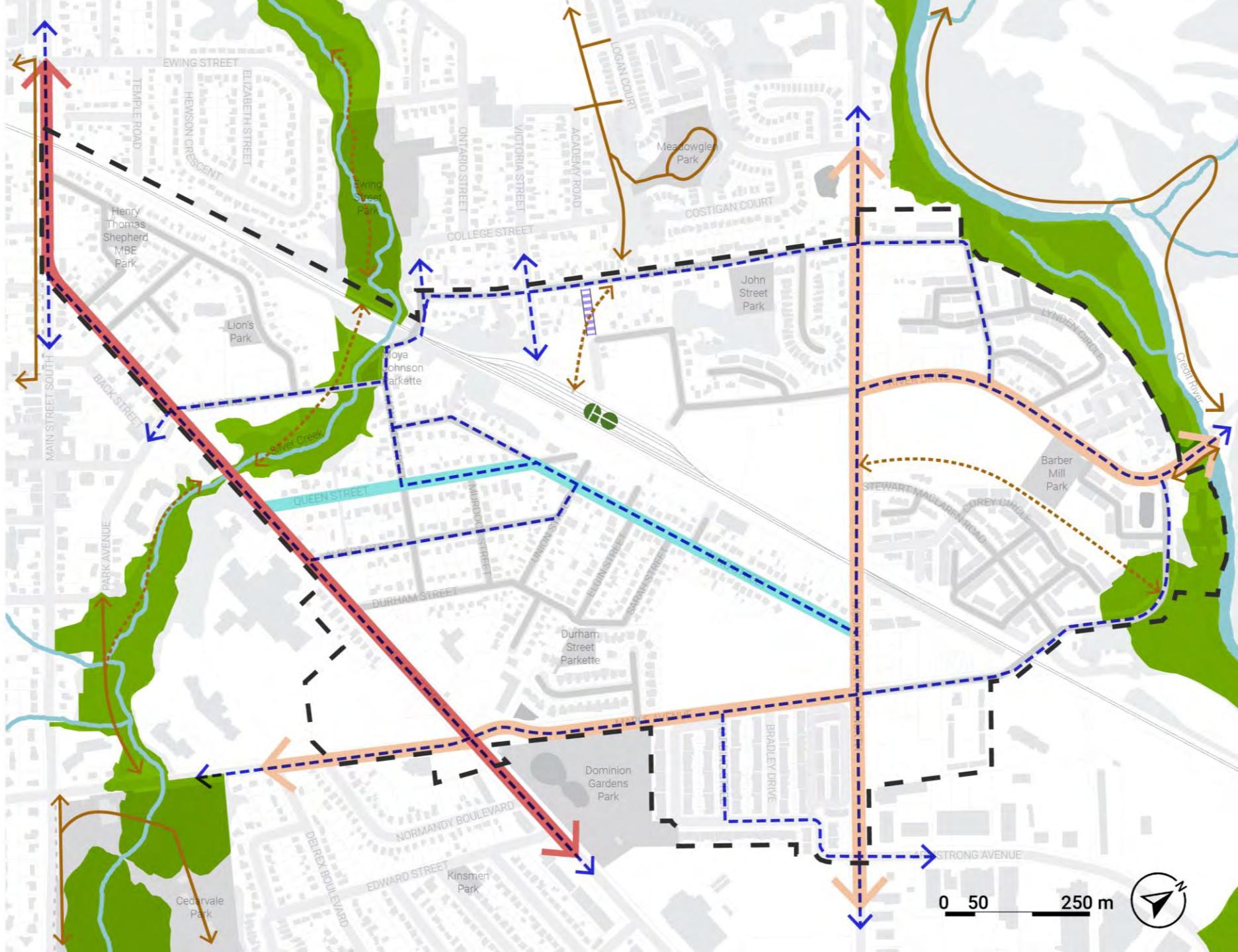
Proposed Future Roadway

Active Transportation Network

Multi-Use Trail

Proposed On-Road Route

Proposed Multi-Use Trail



Land Use: What's Changed?

Existing Schedule



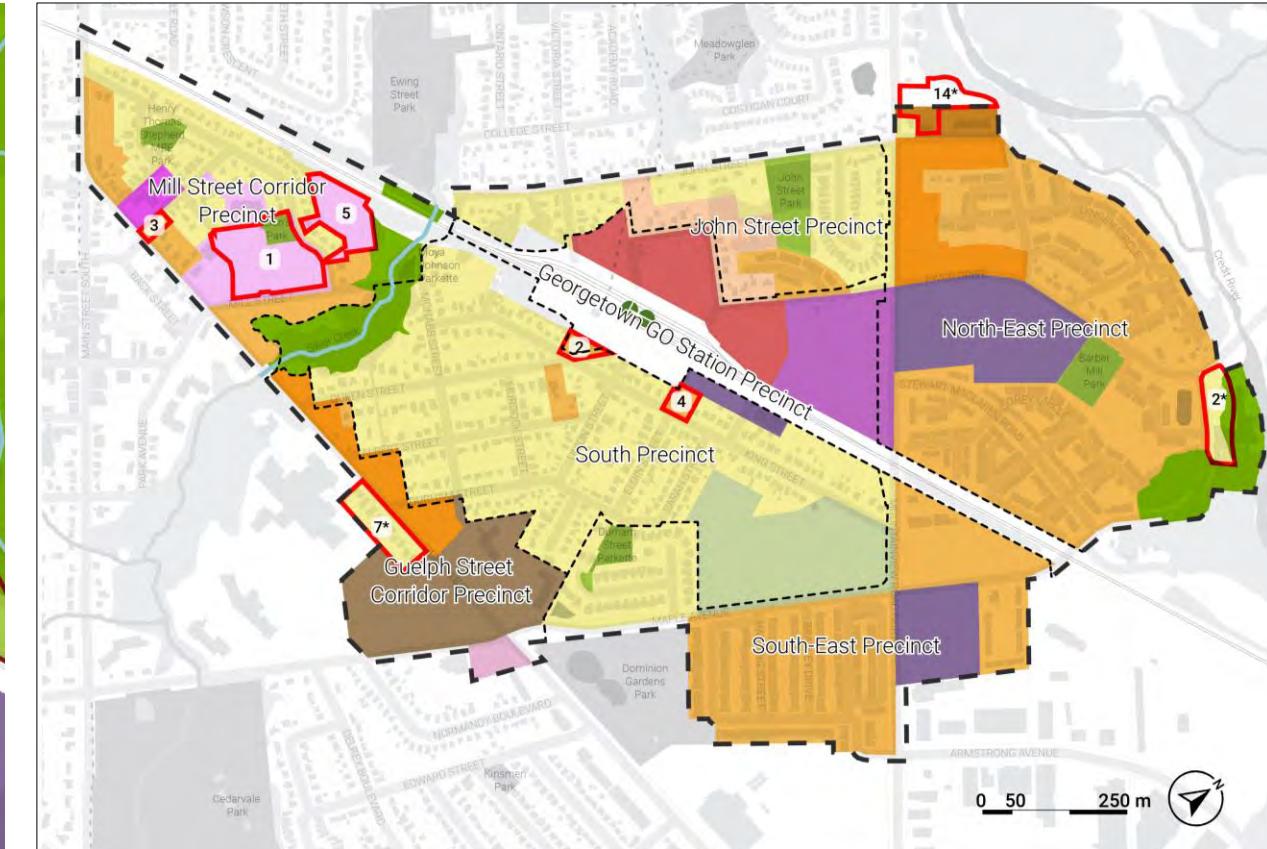
Legend:

Low Density Residential Area	High Density Residential Area
Medium Density Residential Area	Medium Density Residential Area
Medium Density Residential / Office Area	Medium Density Residential / Mixed Use Area
Medium / High Density Residential Area	High Density Residential / Mixed Use Area 1
High Density Residential / Mixed Use Area 1	High Density Residential / Mixed Use Area 2
High Density Residential / Community Facility Area	High Density Residential / Mixed Use Area 3
Mixed Use Sub Area	Decision Withheld
Employment Areas	Major Institutional Areas
Major Transit Station Area	Major Nodes
Greenlands	Parks
Cemetery	Waterbody

Legend:

*****	Redevelopment Site
██████	Rail Buffer
#	Special Policy Areas
#*	Residential Special Policy Area
#*	Other Special Policy Area
■	Downtown Area
□	Community Node Area
■■■	GO Station Area
◆◆◆	Gateways

Draft Schedule



Legend:

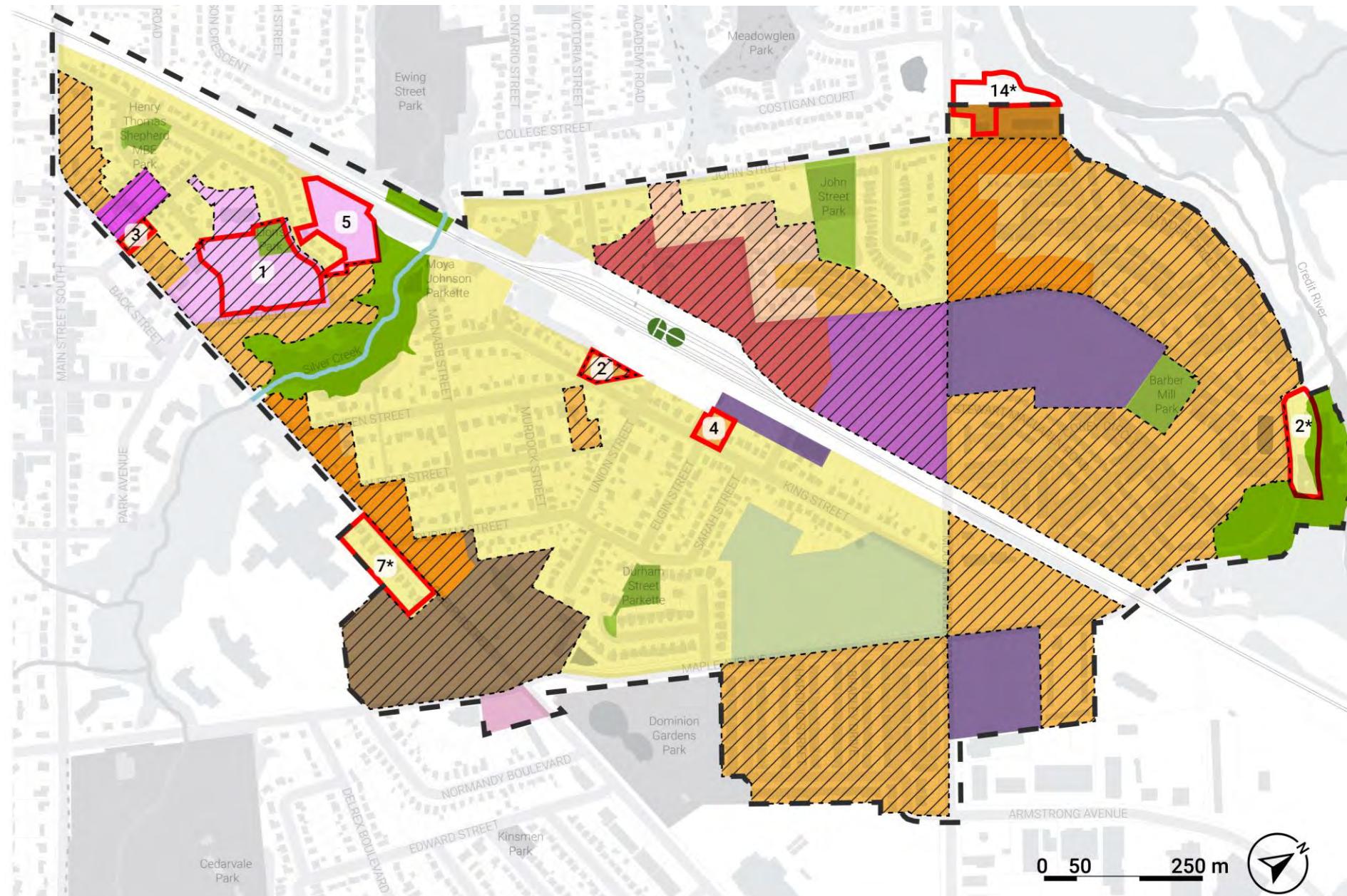
Secondary Plan Area	High Density Residential / Mixed Use Area 1
Low Density Residential Area	High Density Residential / Mixed Use Area 2
Medium Density Residential Area	High Density Residential / Mixed Use Area 3
Medium Density Residential / Mixed Use Area	High Density Residential Area
Medium Density Residential / Office Area	Mixed Use Sub Area
Medium / High Density Residential Area	Employment Area
Medium / High Density Residential / Mixed Use Area	Greenlands
Parks	Parks

Land Use: What's Changed?

Proposed Changes to Density

Legend:

- Secondary Plan Area
- Low Density Residential Area
- Medium Density Residential Area
- Medium Density Residential / Mixed Use Area
- Medium Density Residential / Office Area
- Medium / High Density Residential Area
- Medium / High Density Residential / Mixed Use Area
- High Density Residential / Mixed Use Area 1
- High Density Residential / Mixed Use Area 2
- High Density Residential / Mixed Use Area 3
- High Density Residential Area
- Mixed Use Sub Area
- Employment Area
- Greenlands
- Parks
- Cemetery
- Waterbody
- # Special Policy Area
- #* Residential Special Policy Area



Height: What's Changed?

Existing

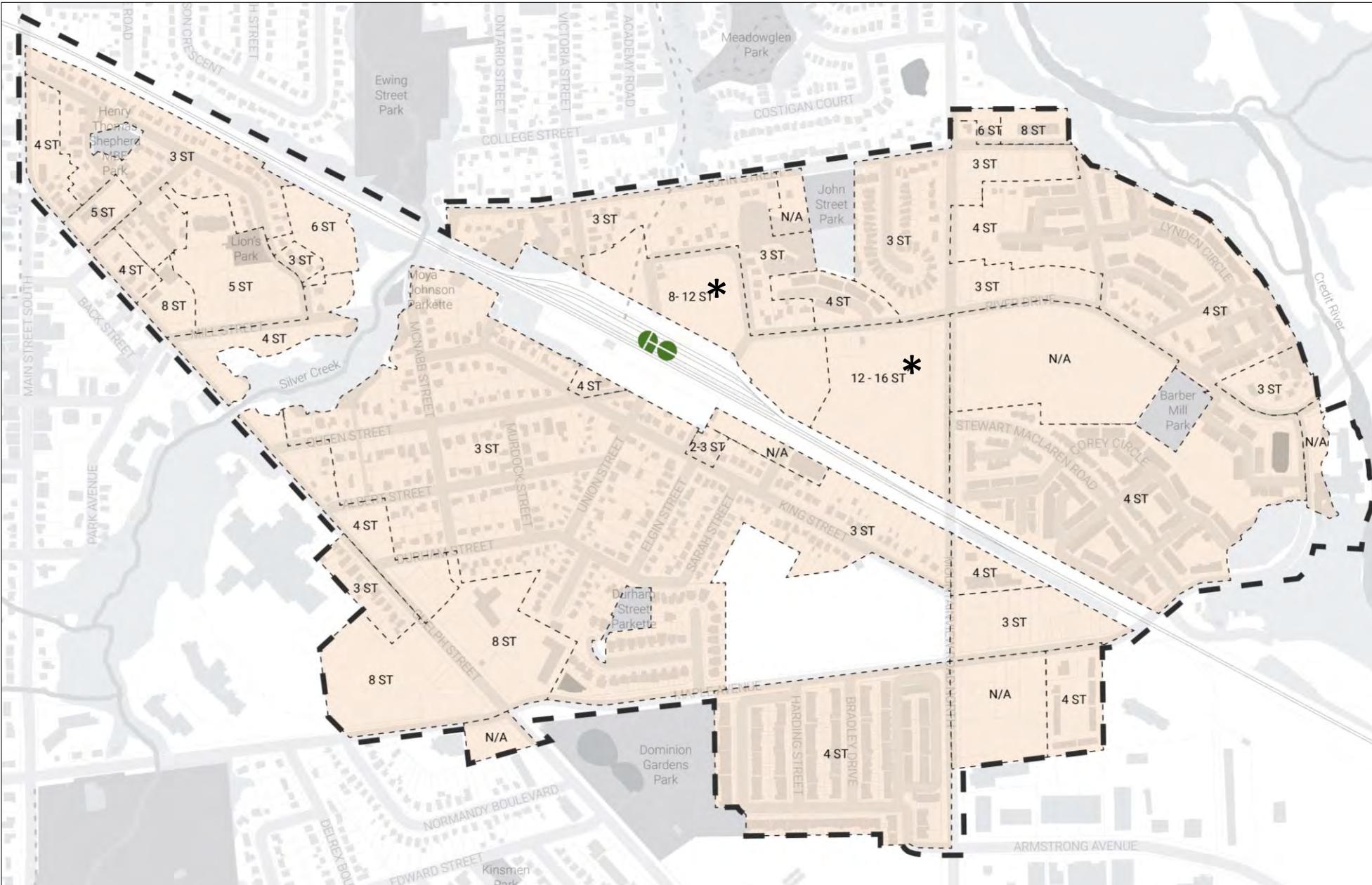
Legend:

 Secondary Plan Area

 Existing Heights

Note:

* Per existing Height and Density Bonusing



Heights: What's Changed?

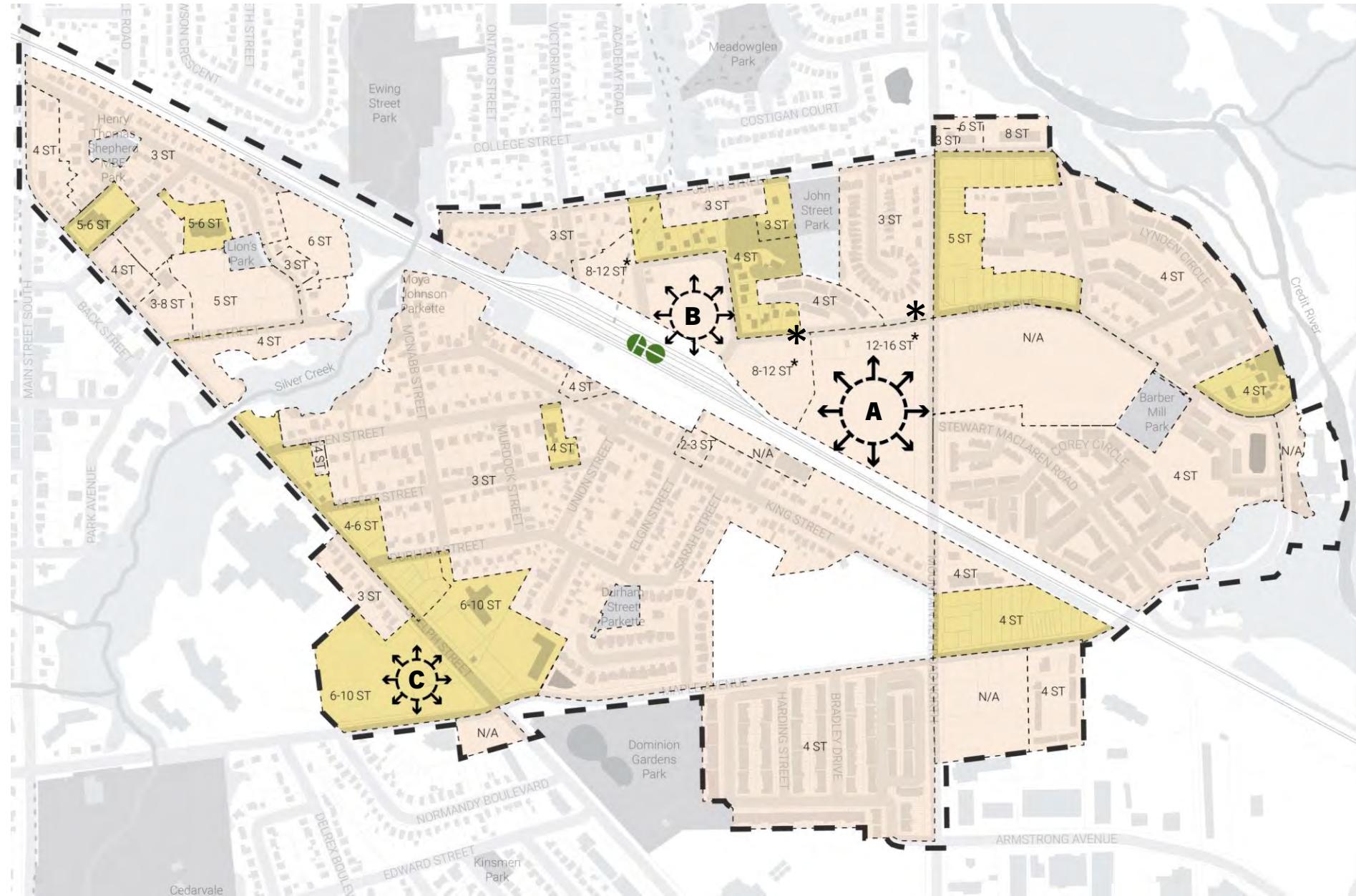
Legend:

- Secondary Plan Area
- Height and Density Peak
- Height and Density Transition
- Existing Heights
- Proposed Heights

Note:

* Per existing Height and Density Bonusing

Height Peaks	Land Use Designations
A	High Density Mixed Use Area 1 (HDMUA I)
B	High Density Mixed Use Area 2 (HDMUA II)
C	High Design Mixed Use Area 3 (HDMUA III)



What could future redevelopment look like?

Along River Dr and Mountainview Rd N (HDMUAI)

A

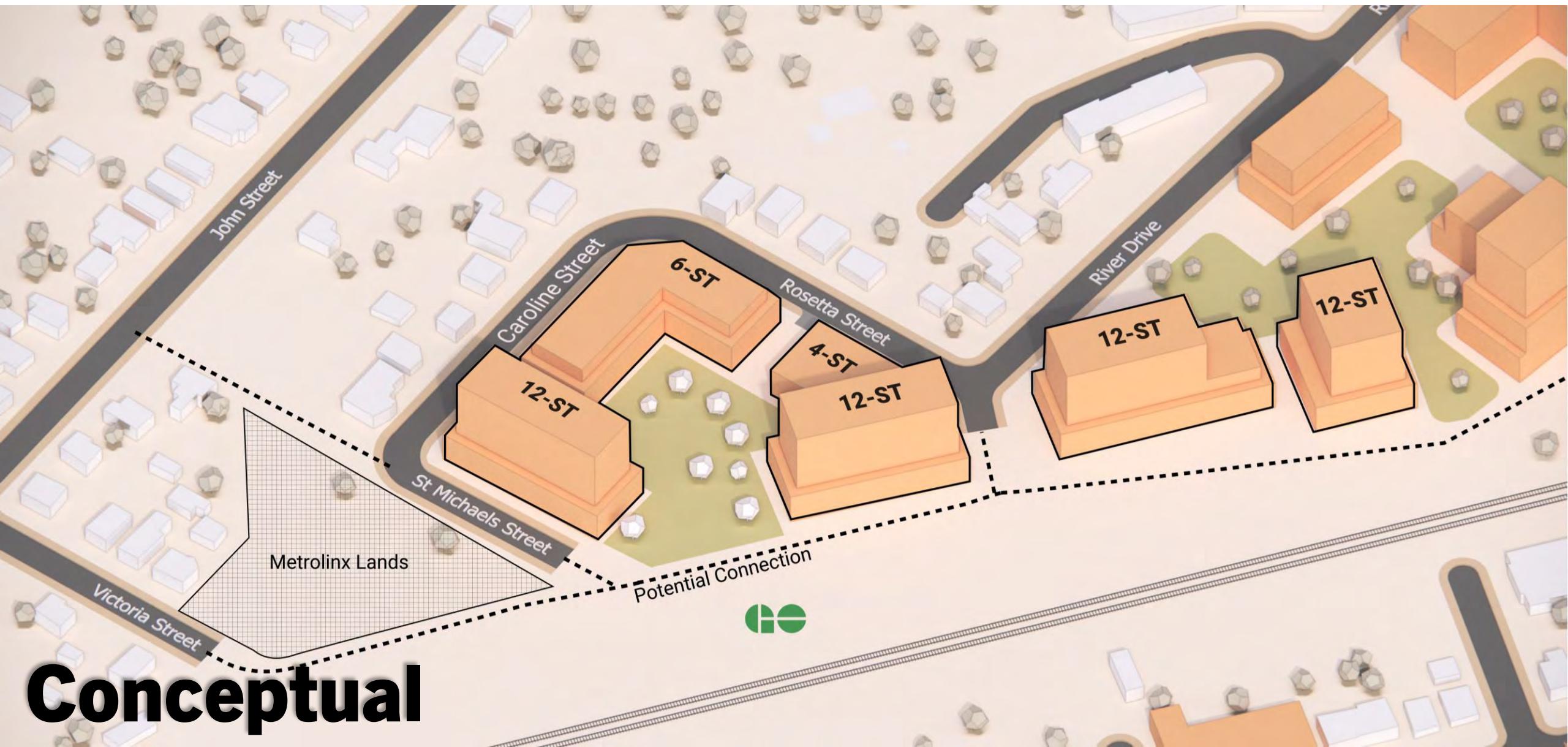


Conceptual

What could future redevelopment look like?

Along Rosetta St and Caroline St (HDRMUAll)

B



Conceptual

What could future redevelopment look like?

C

Along Guelph St and Maple Ave



Conceptual

Parks and Open Space

Draft Schedule

Legend:

- Secondary Plan Area
- Greenlands
- Waterbody
- Park
- Cemetery
- Trails
- Credit Valley Conservation Regulated Areas
- Potential Park
- Potential Park (per Destination Downtown Secondary Plan)



Parks and Open Space

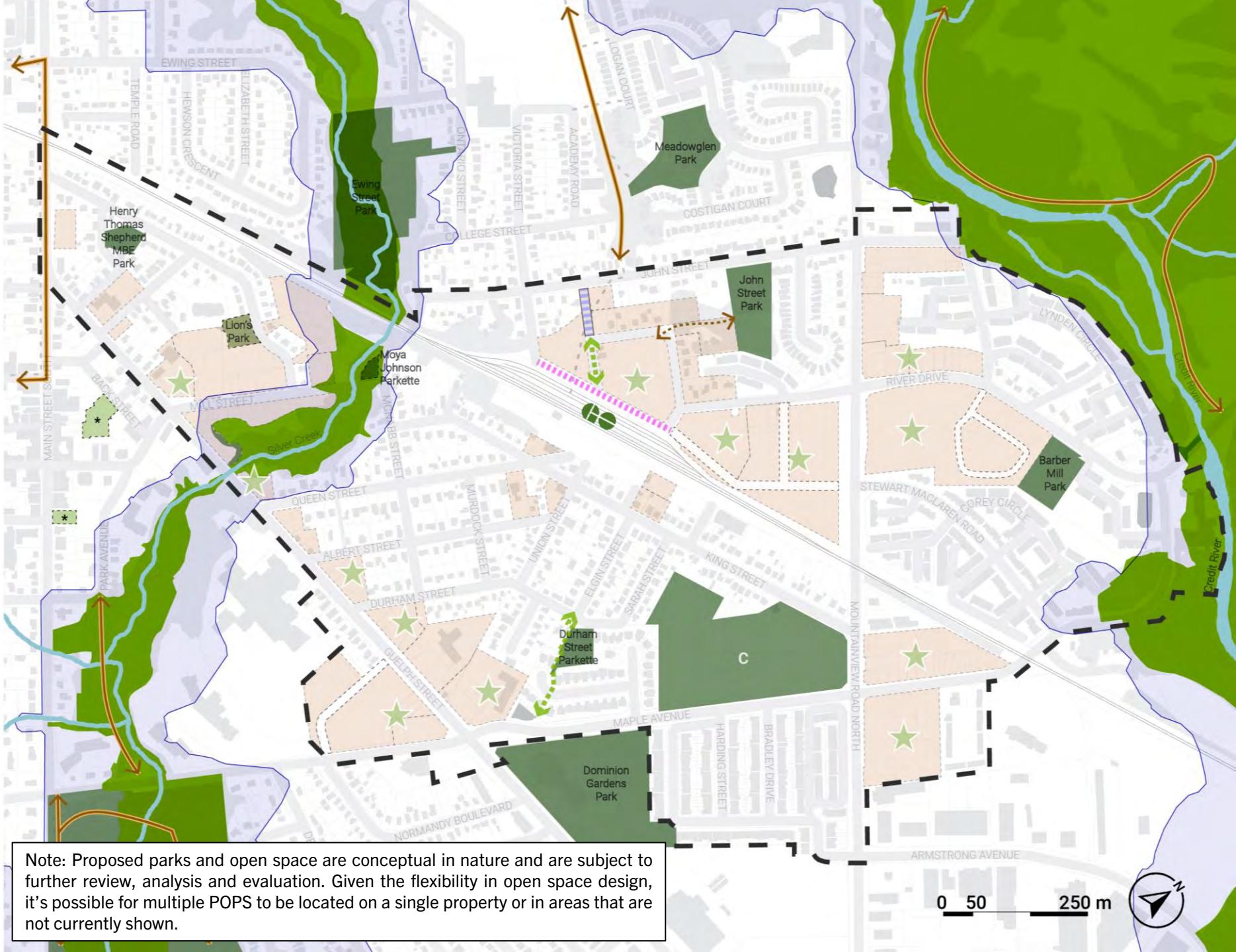
Key Focus Area

Legend:

- Secondary Plan Area
- Redevelopment Sites
- Greenlands
- Waterbody
- Park
- Cemetery
- Trails
- Credit Valley Conservation Regulated Areas
- Proposed Future Roadway Study Area
- Potential Park
- Potential Park (per Destination Downtown Secondary Plan)

Conceptual

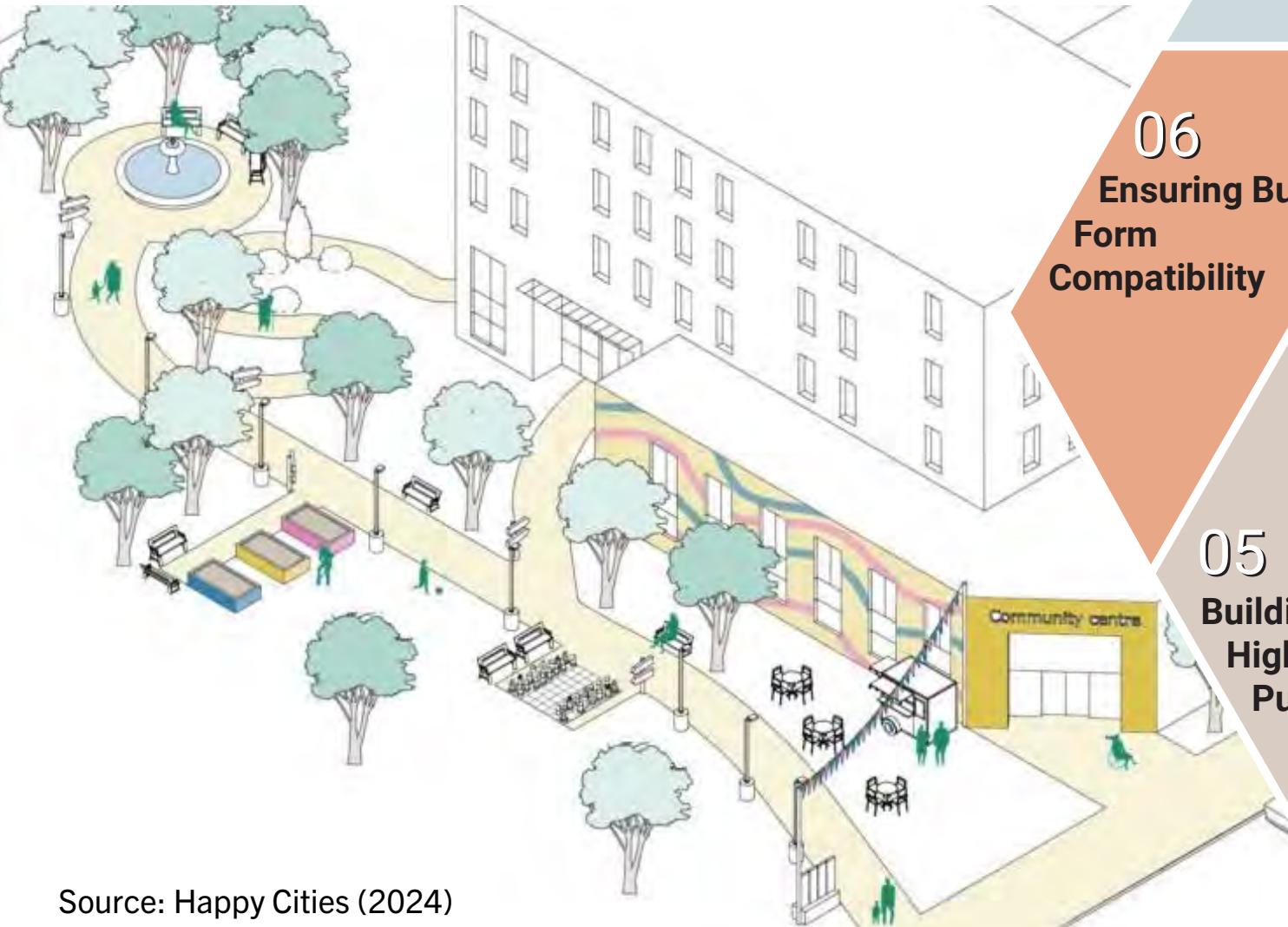
- Privately Owned Public Space (POPS) / Parks
- Road Subject to Redevelopment Proposal
- Road Subject to Metrolinx Plans
- Pedestrian-only Connection
- Multi-use Trail



0 50 250 m



Draft Urban Design Principles



01

Creating a Livable,
Vibrant and Attractive
Community

02

Promoting
Environmental
Sustainability

06

Ensuring Built
Form
Compatibility

Georgetown GO
Station Area / Mill
Street Corridor
Secondary Plan
Review

03

Protecting
Cultural
Heritage Assets

05

Building a
High-Quality
Public Realm

04

Enhancing Active
Transportation

5. Summary & Next Steps

Summary

- The preferred land use option promotes a **greater range of housing options** and a **mix of uses**
- The majority of the **height permissions** will not change
- Redevelopment opportunities are subject to a number of factors including **land assembly** and **technical studies**
- **Public amenities and parks (or POPS)** will be encouraged in new developments
- The proposed minimum density target is **100 people + jobs per gross hectare**

Consultation To-Date

We are here



Phase 1

Background and Policy Review

- Public Information Session (Virtual)
- Visioning survey
- TAC Meeting #1

Phase 2

Land Use Alternatives and Assessment

- Public Open House #1 (Virtual and In-person)
- Online survey
- Neighbourhood Group Meeting #1
- TAC Meeting #2

Phase 3

Preferred Land Use Option

- Public Open House #2
- Online survey
- Neighbourhood Group Meeting #2
- TAC Meeting #3
- Council Meeting

Phase 4

Updated Secondary Plan

- **Public Open House #3**
- Neighbourhood Group Meeting #3
- TAC Meeting #4
- Public Open House #4 (NEW)
- Statutory Public Meeting

Next Steps

- Coming soon, in 2025...
 - Release of the **Final Preferred Option Report**
 - **Public Open House #4 (NEW)**
 - **Draft Secondary Plan** to be posted online and presented at a Statutory Public Meeting.
 - Final Secondary Plan will be prepared for Town Council adoption.





Q&A

6. Questions & Answers



Thank-you.

Have Questions? Ask the Team.

Keith Hamilton, MSc., MCIP, RPP

Senior Planner

Planning Policy

Town of Halton Hills

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