



Georgetown GO Station Area / Mill Street Corridor Secondary Plan Review

Public Open House #3 – Wed Nov 27, 2024



Purpose

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	Consult	Collaborate
<ul style="list-style-type: none">• Presentation• Information Boards	<ul style="list-style-type: none">• Q+A• One-on-one chats	<ul style="list-style-type: none">• Feedback on draft policy objectives



Looking for
feedback!



An aerial photograph of a city, likely St. Paul, Minnesota, showing a dense urban area with residential houses, commercial buildings, and a prominent railway line running vertically through the center. The image is dimmed to serve as a background for the title text.

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



Source: Metrolinx (2022)



20%
shorter journey



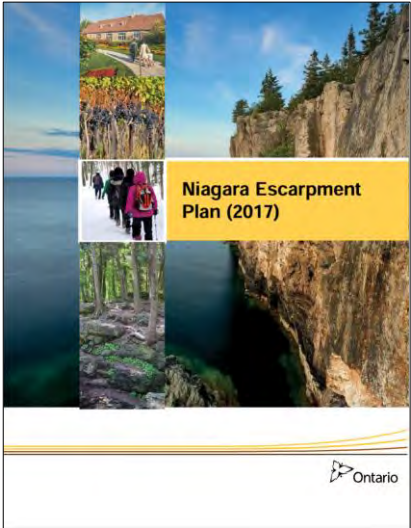
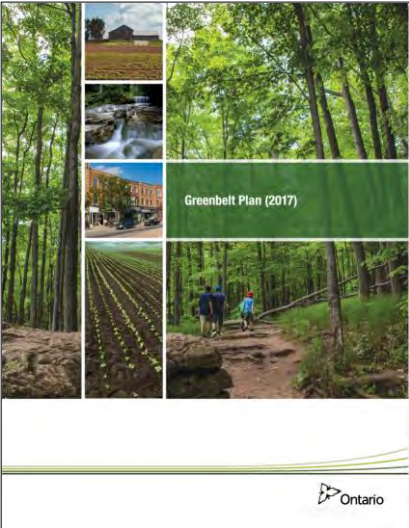
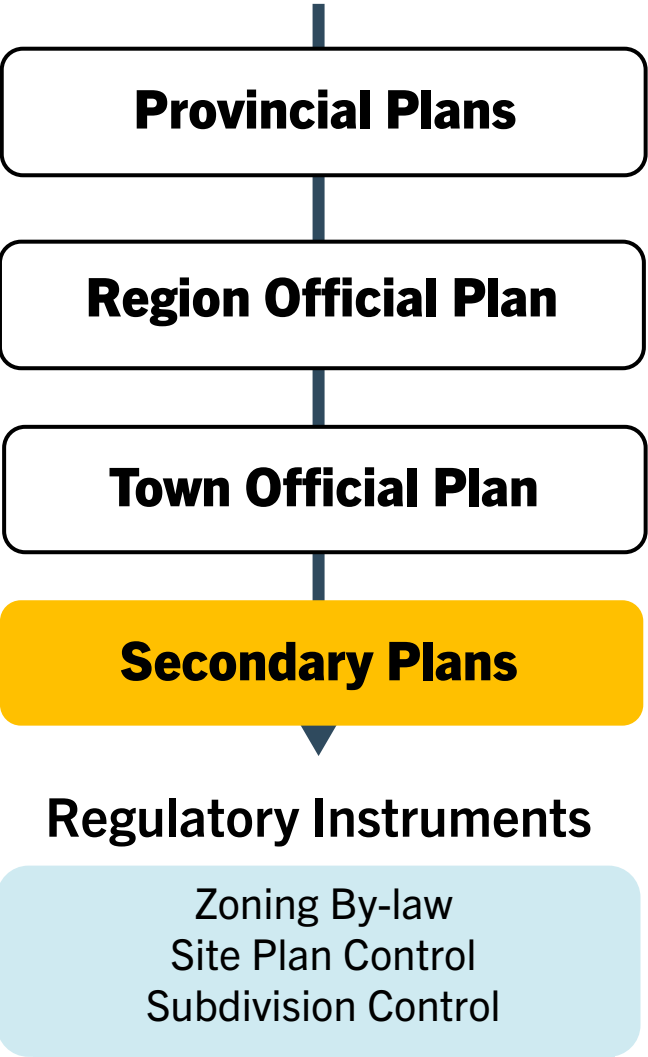
Two-way
service



All-day
service

Ontario's Land Use Planning Framework

The Planning Act



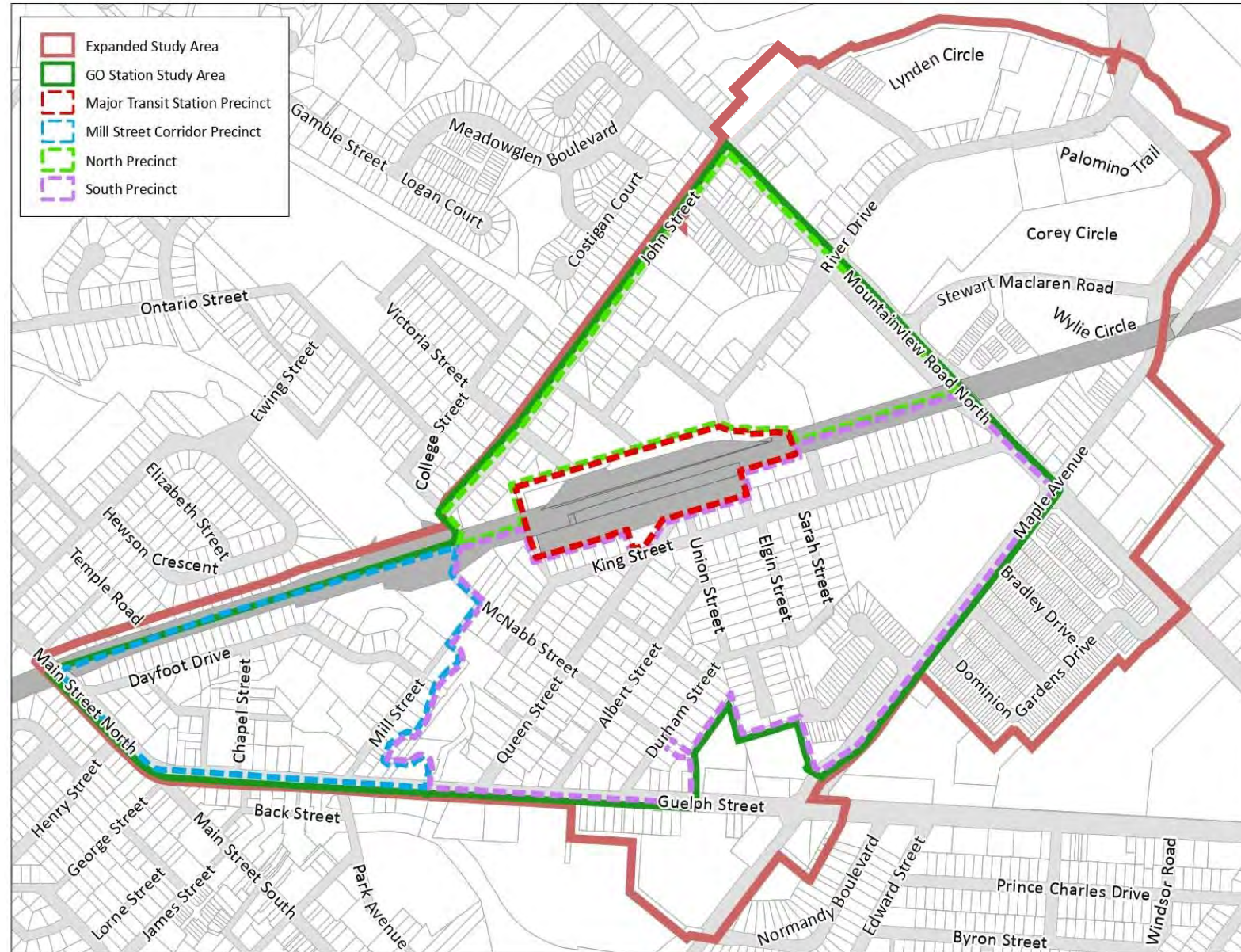
How did we get here?

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

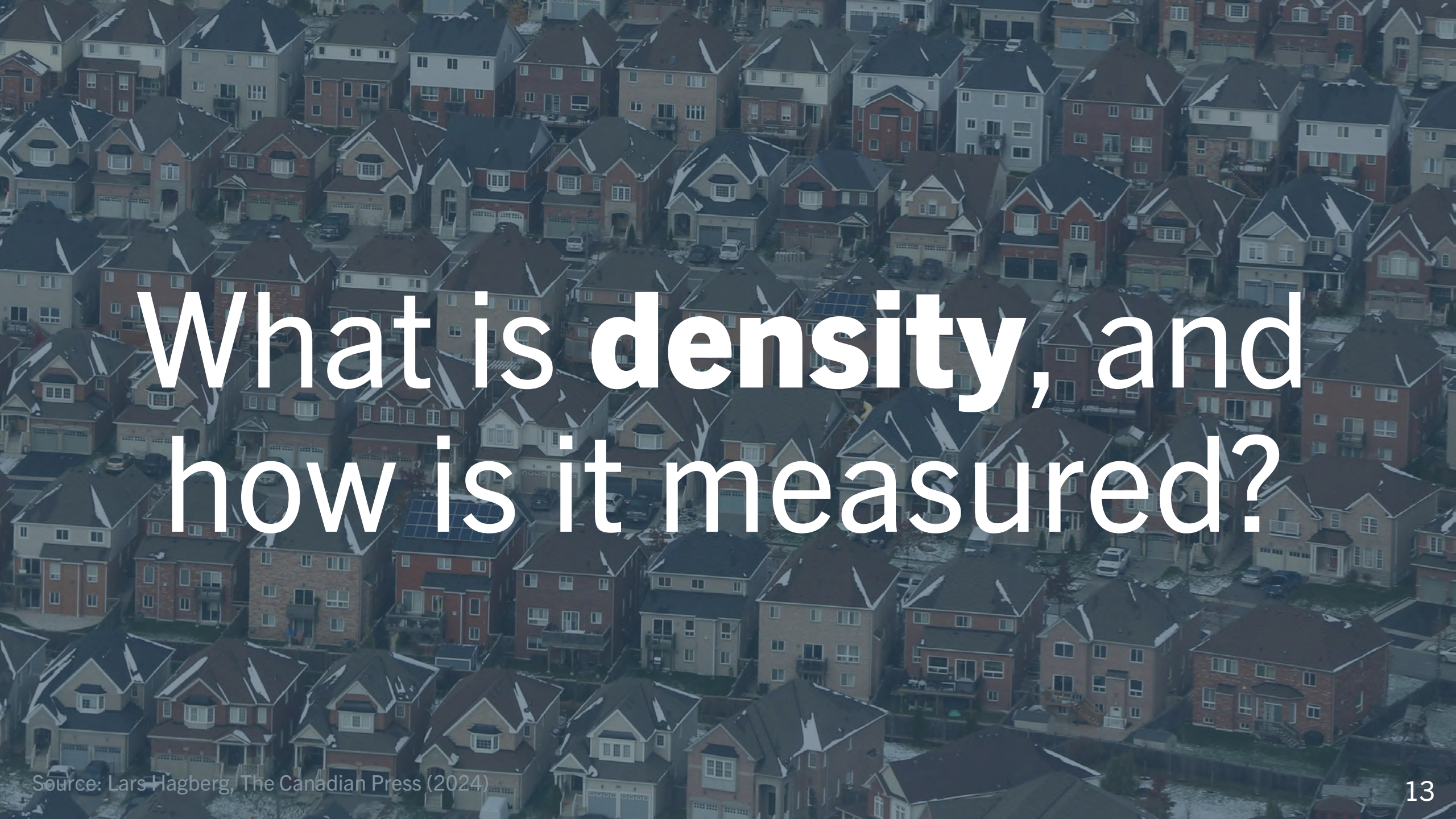
2. An “Environment First” Approach

3. A Diverse Mix of Land Uses

4. Respect Local Context & Heritage

5. Enhanced Connections

6. Vibrant & Inclusive Public Realm



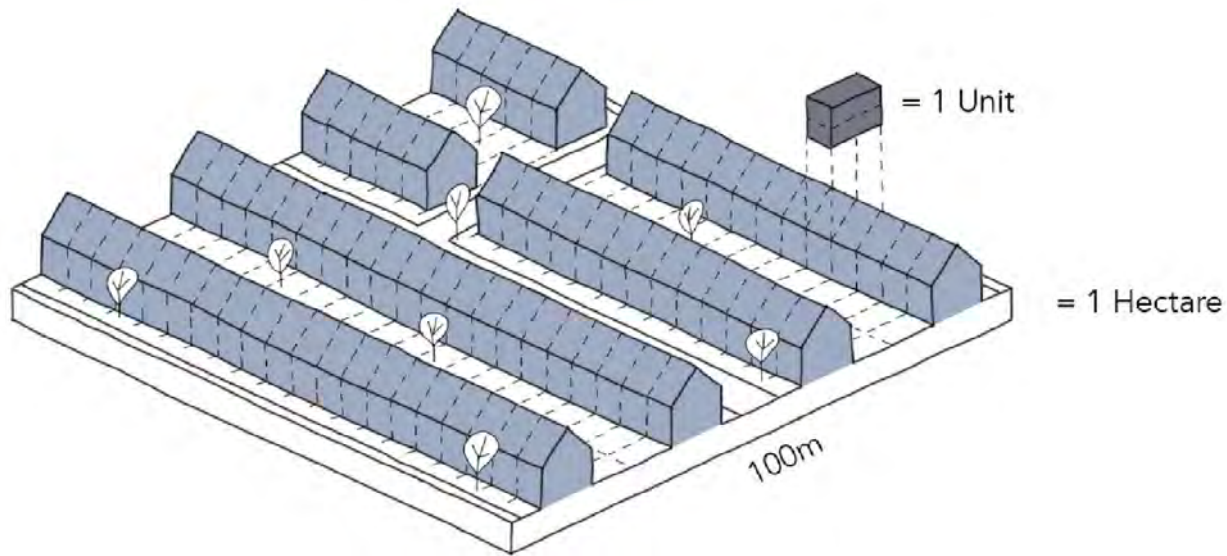
What is **density**, and how is it measured?

Units per Hectare (UPH)

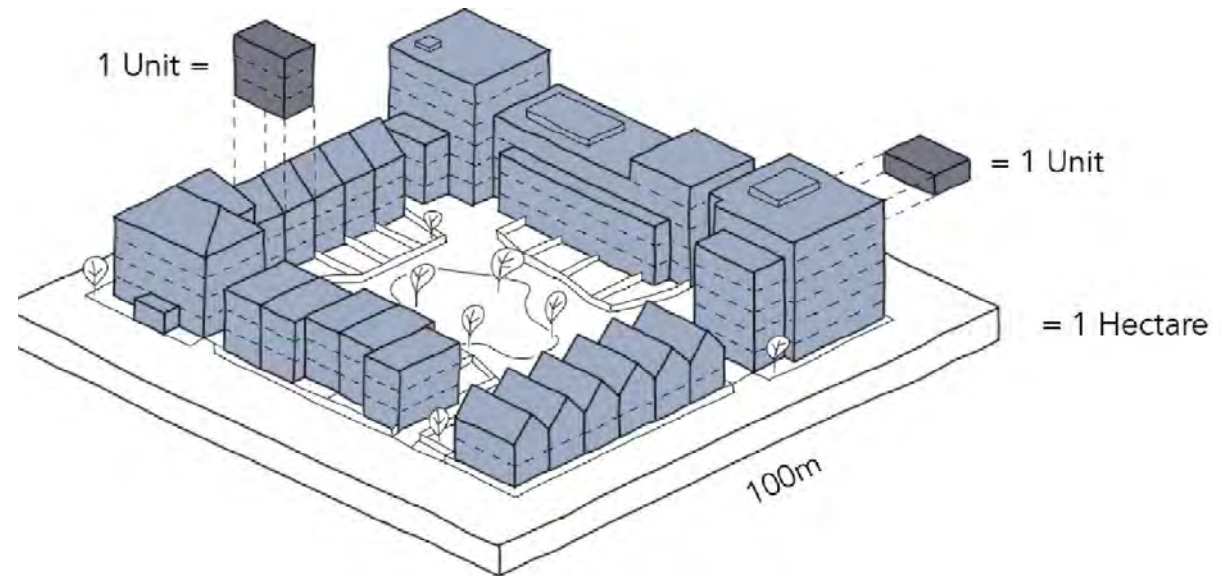
The number of residential dwelling units permitted per hectare.

Example:

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



Low Density



Medium Density

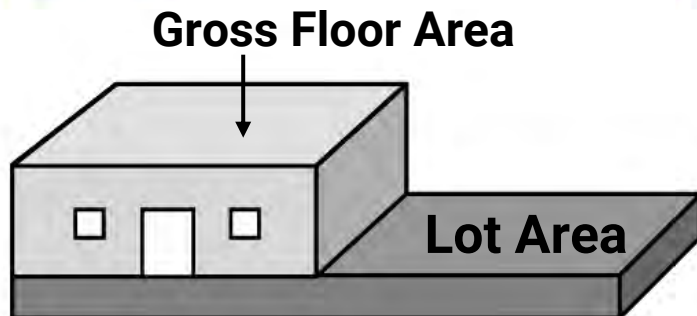
Floor Space Index (FSI):

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

**Halton Hills, Zoning By-law 2010-0050*

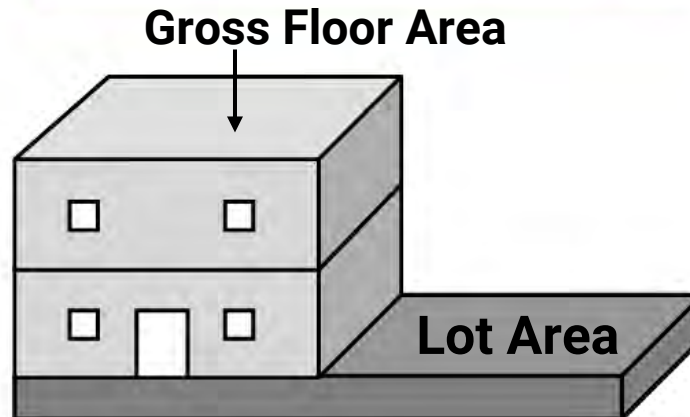
$$\text{FSI} = 0.5$$

One floor that cover
half the Lot Area.



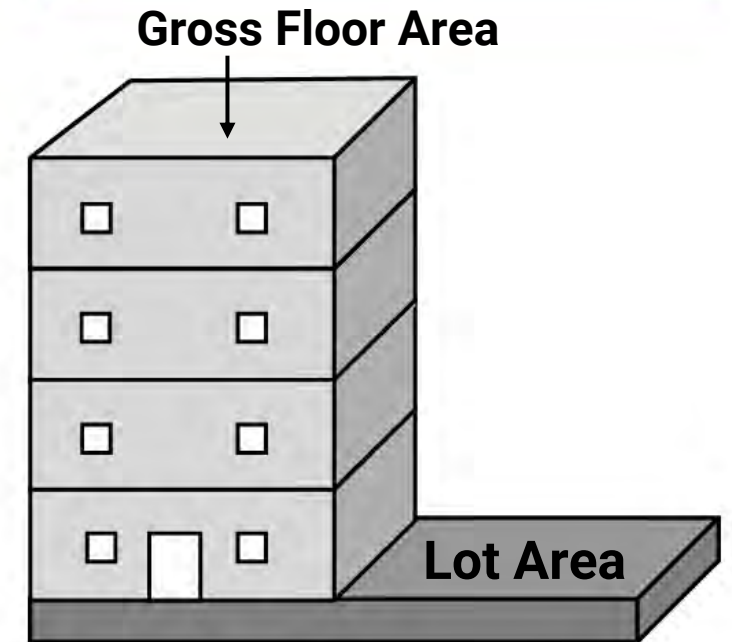
$$\text{FSI} = 1.0$$

Two floors that cover
half the Lot Area.



$$\text{FSI} = 2.0$$

Four floors that cover
half the Lot Area.

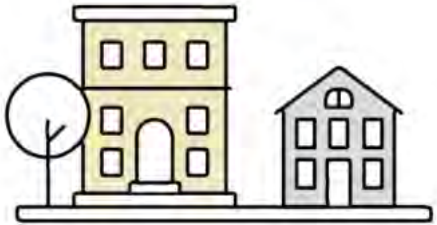


A satellite image of a forested landscape with a large, dark blue lake in the center. The text "Why do density targets matter?" is overlaid in white, bold, sans-serif font.

**Why do density
targets matter?**

Provincial Planning Statement (2024)

Goals within settlement areas, like Georgetown MTSA



Increased
Housing Options



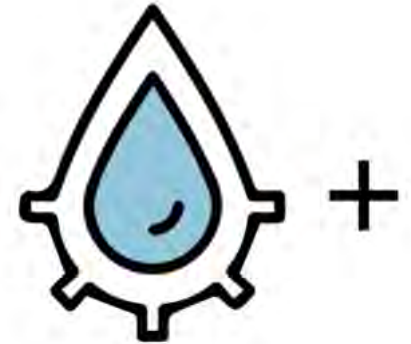
More Jobs



Active
Transportation



Public Facilities
& Parks

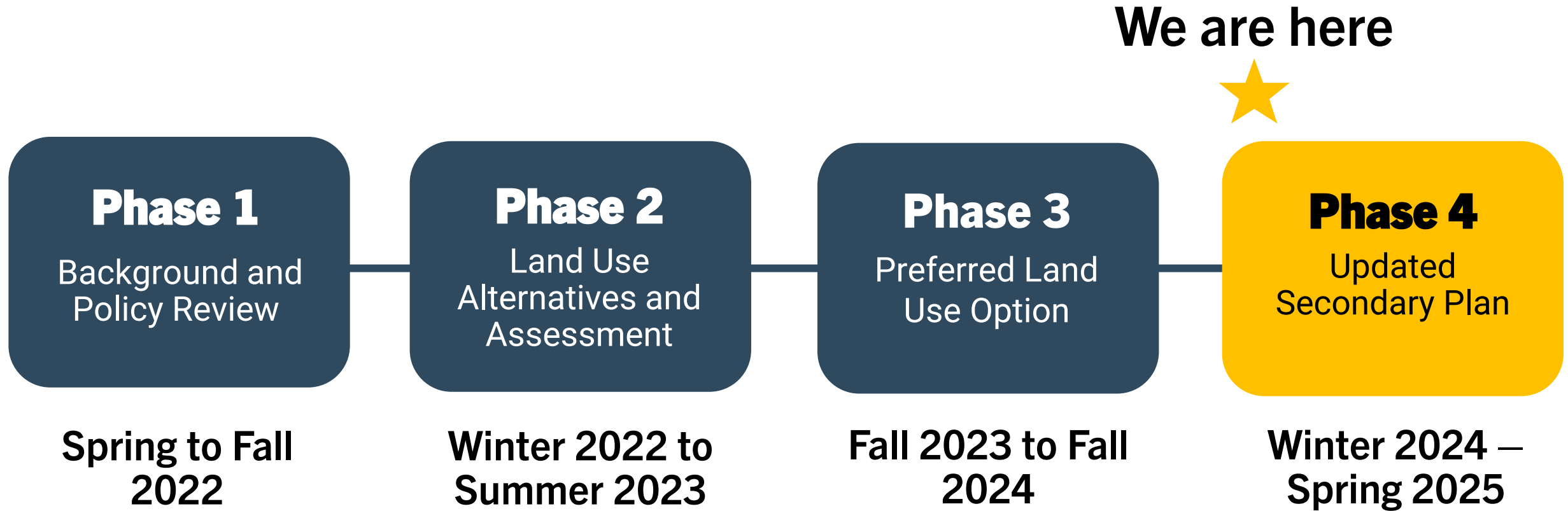


Improved
Infrastructure

An aerial photograph of a suburban neighborhood. A railway line with multiple tracks runs vertically through the center of the image. To the left of the tracks is a residential area with many houses and some larger apartment buildings. To the right of the tracks is a commercial area with several large industrial or warehouse buildings. The background shows a vast, flat landscape under a cloudy sky.

2. Process / What We Heard

Schedule



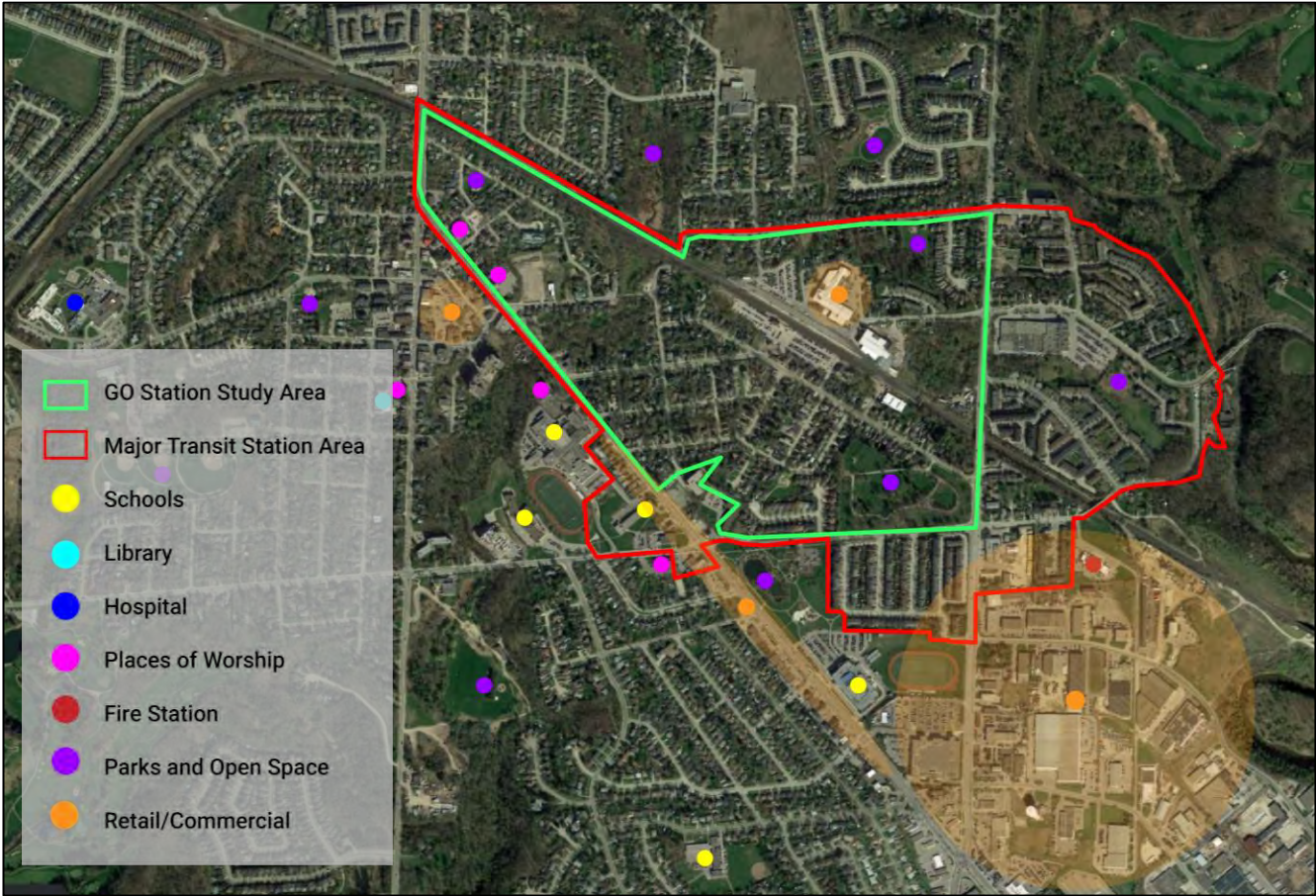
Process

Phase 1
Background and
Policy Review

Phase 2
Land Use Alternatives
and Assessment

Phase 3
Preferred Land
Use Option

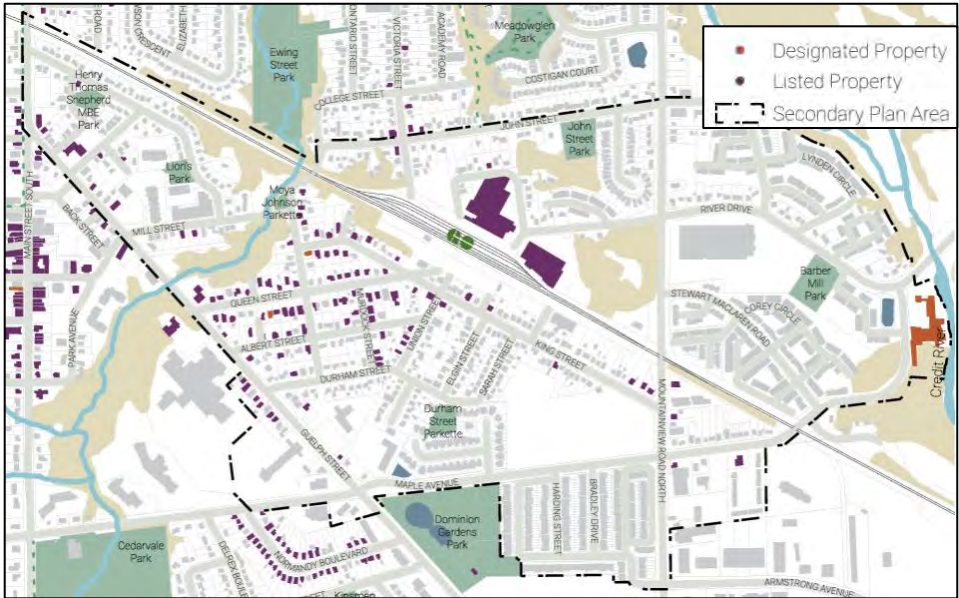
- Existing Conditions, Inventory Mapping



Community Asset Mapping



Walking Tour



Heritage & Cultural Resource Mapping

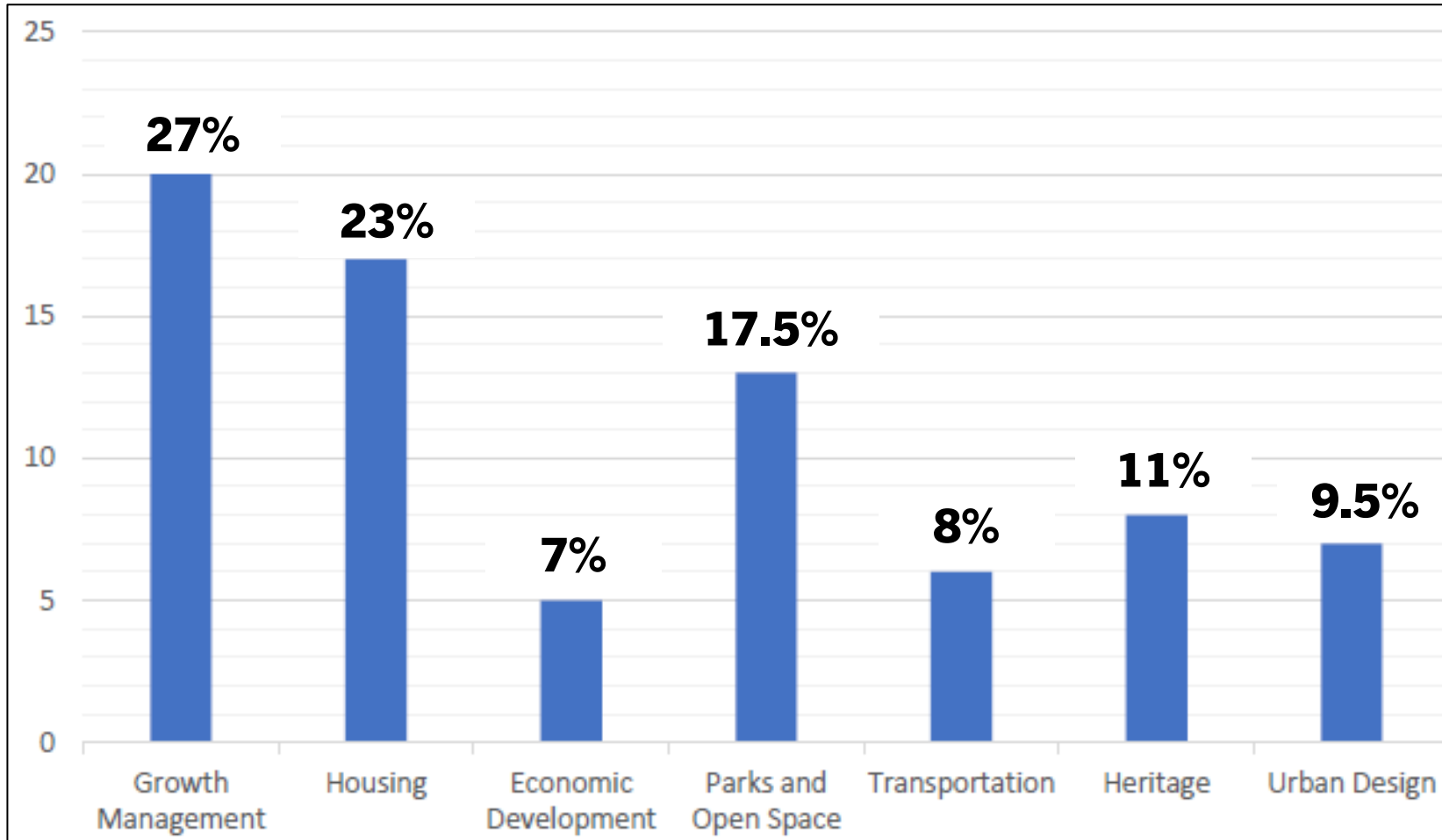
What We Heard

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

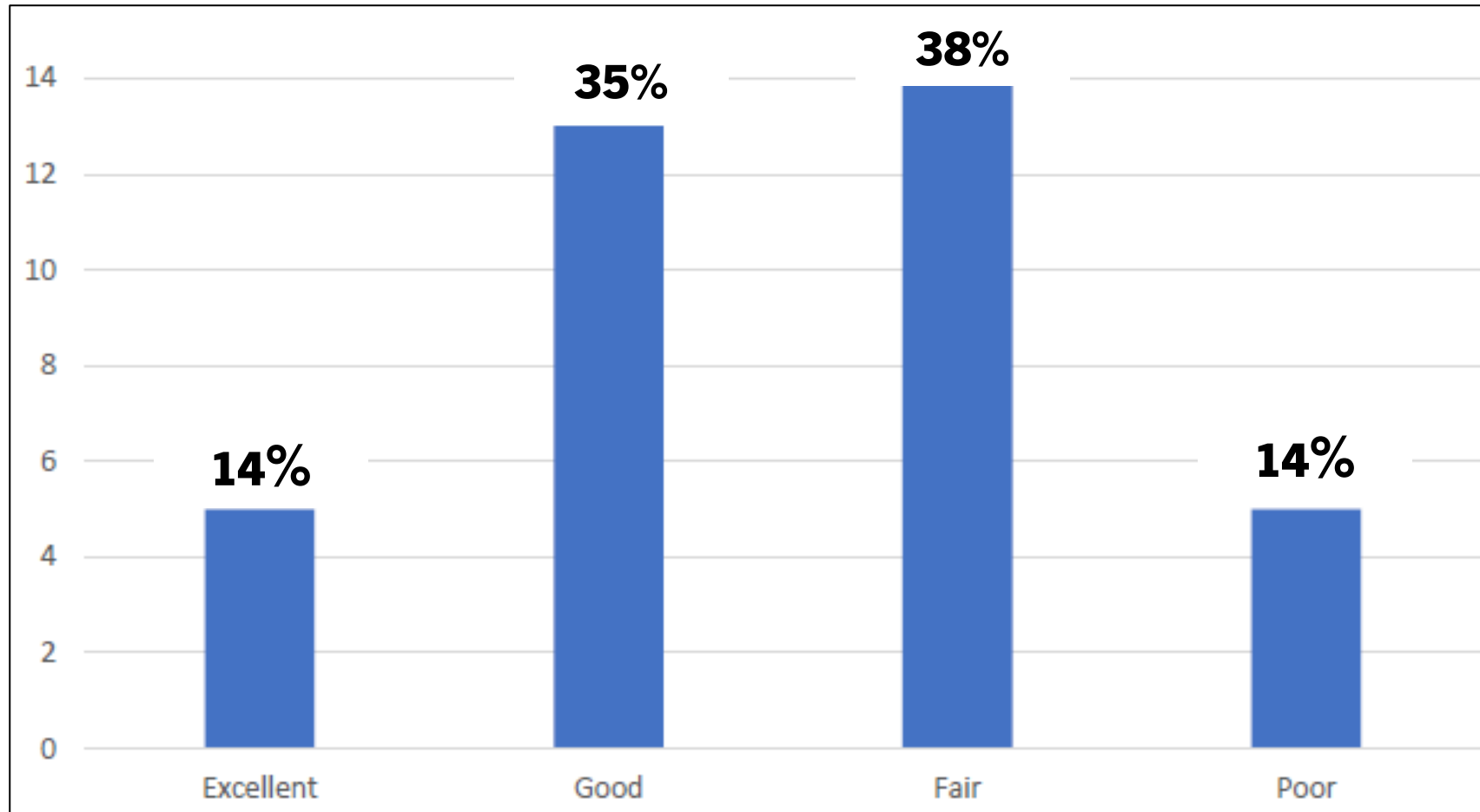
What We Heard

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

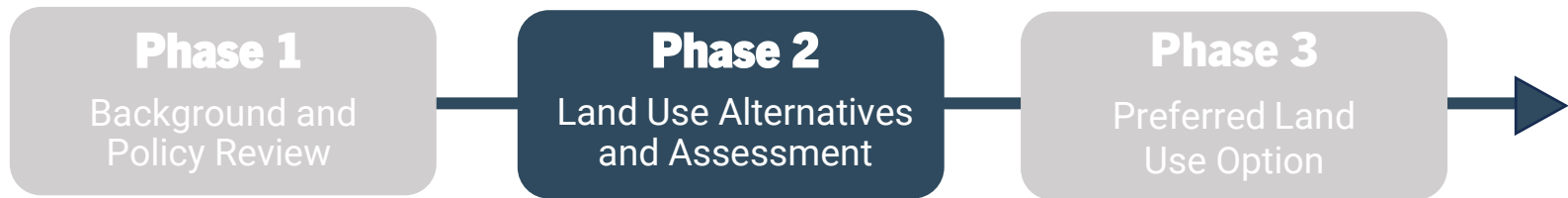
Process

- 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



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

Missing

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

Like

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

Missing

- Concern re: existing buildings on Guelph St
- More attention to elevations and building heights

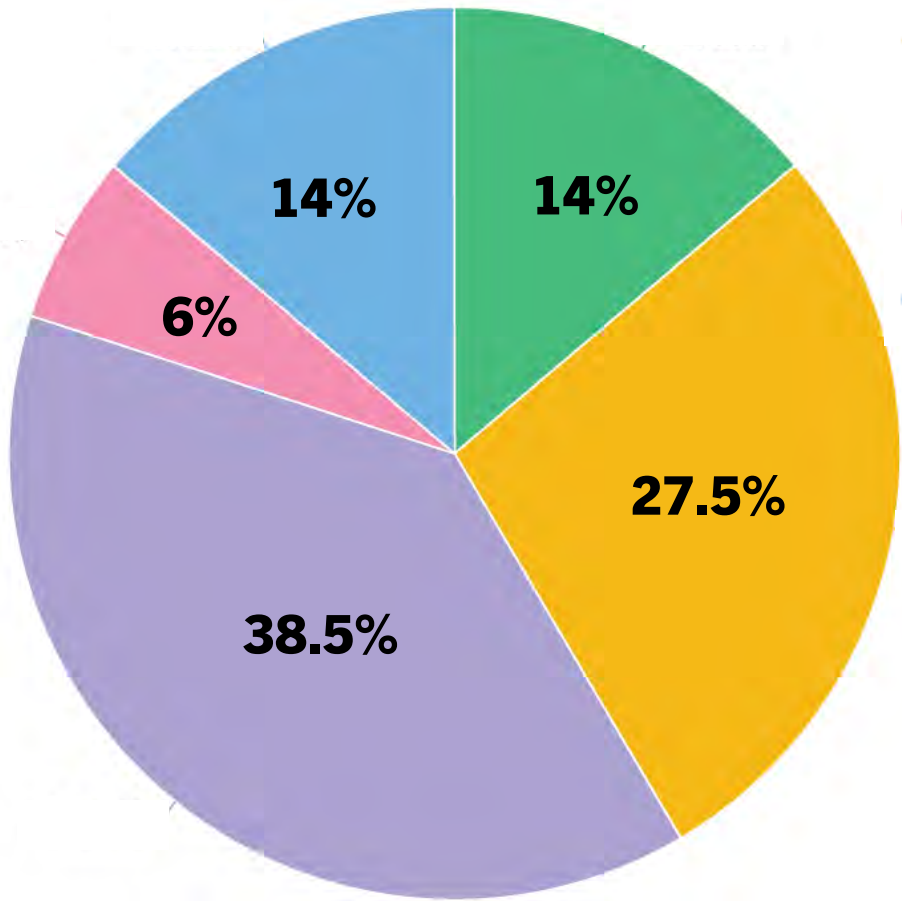
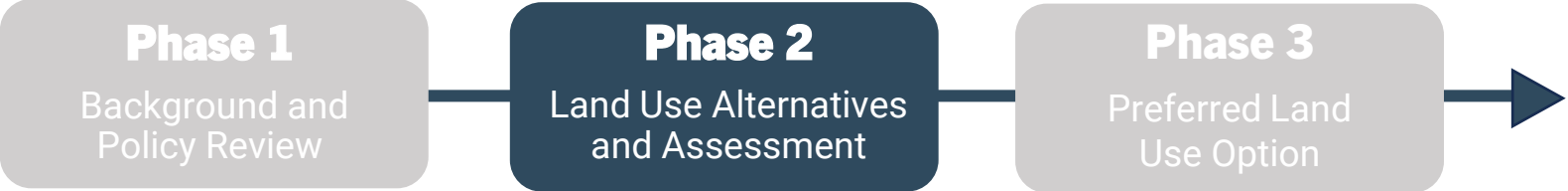
Legend

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



Land Use Alternatives

What We Heard



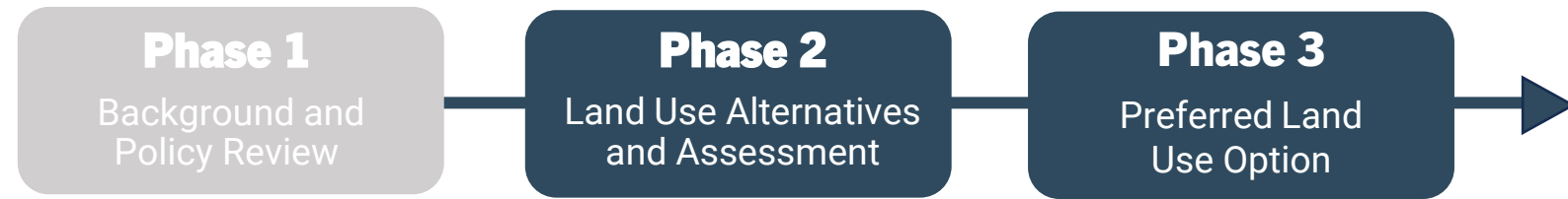
- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied

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

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

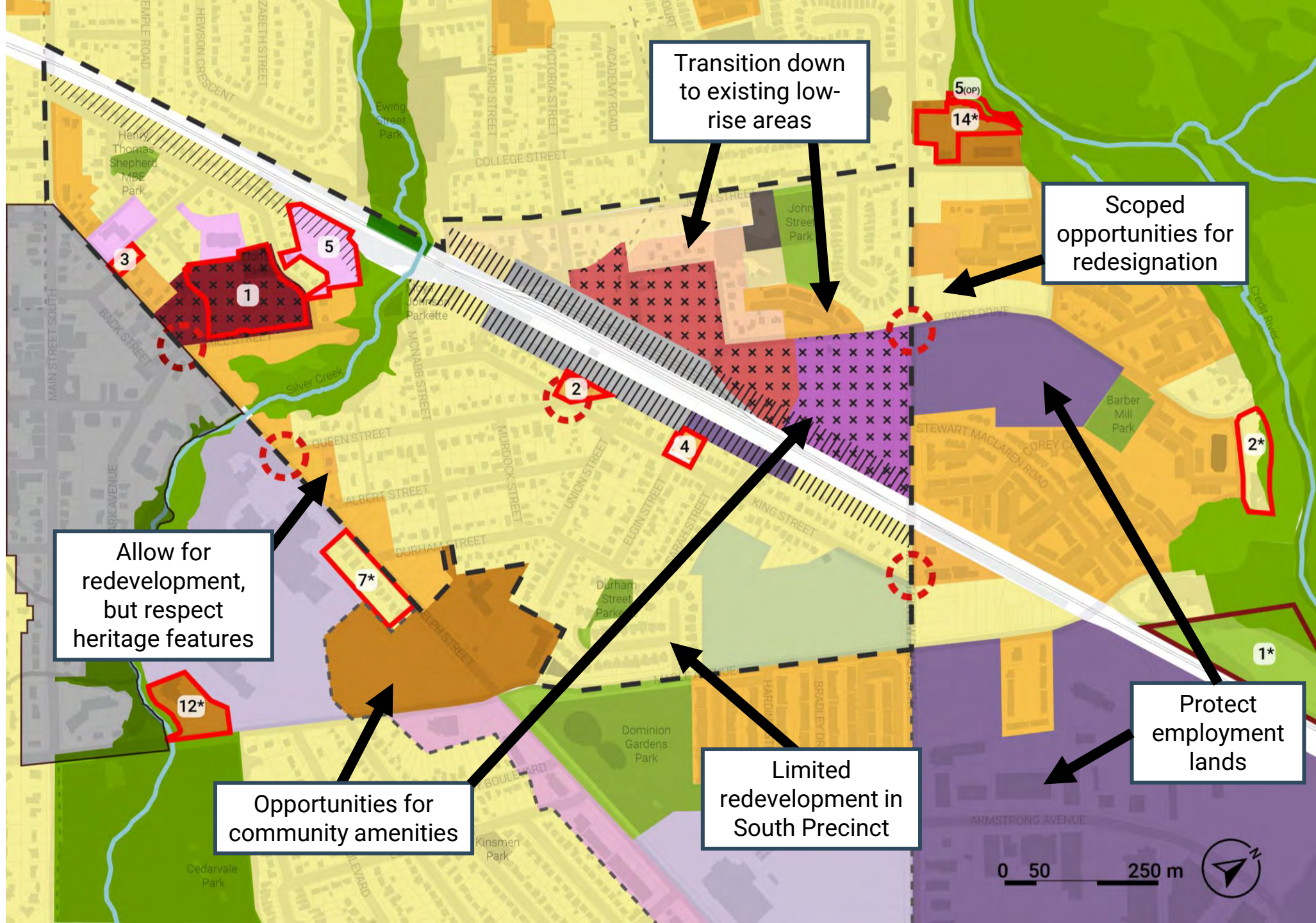


- Scoped Traffic Study (Draft)
- Area Servicing Plan (Draft)
- Scoped Natural Heritage System Analysis
- Fiscal Impact Analysis (Draft)



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

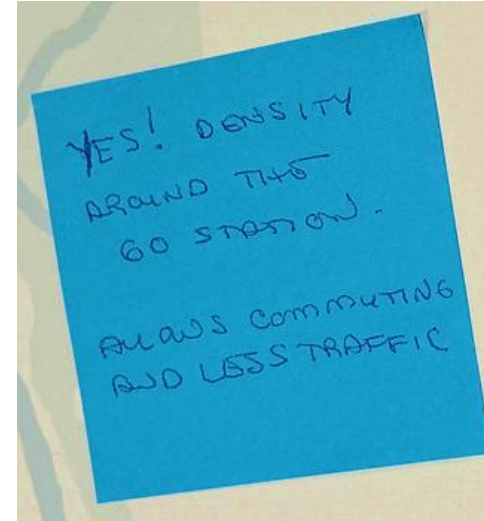
Background and
Policy Review

Phase 2

Land Use Alternatives
and Assessment

Phase 3

Preferred Land
Use Option



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



3. Check-in Process Questions?





10 min

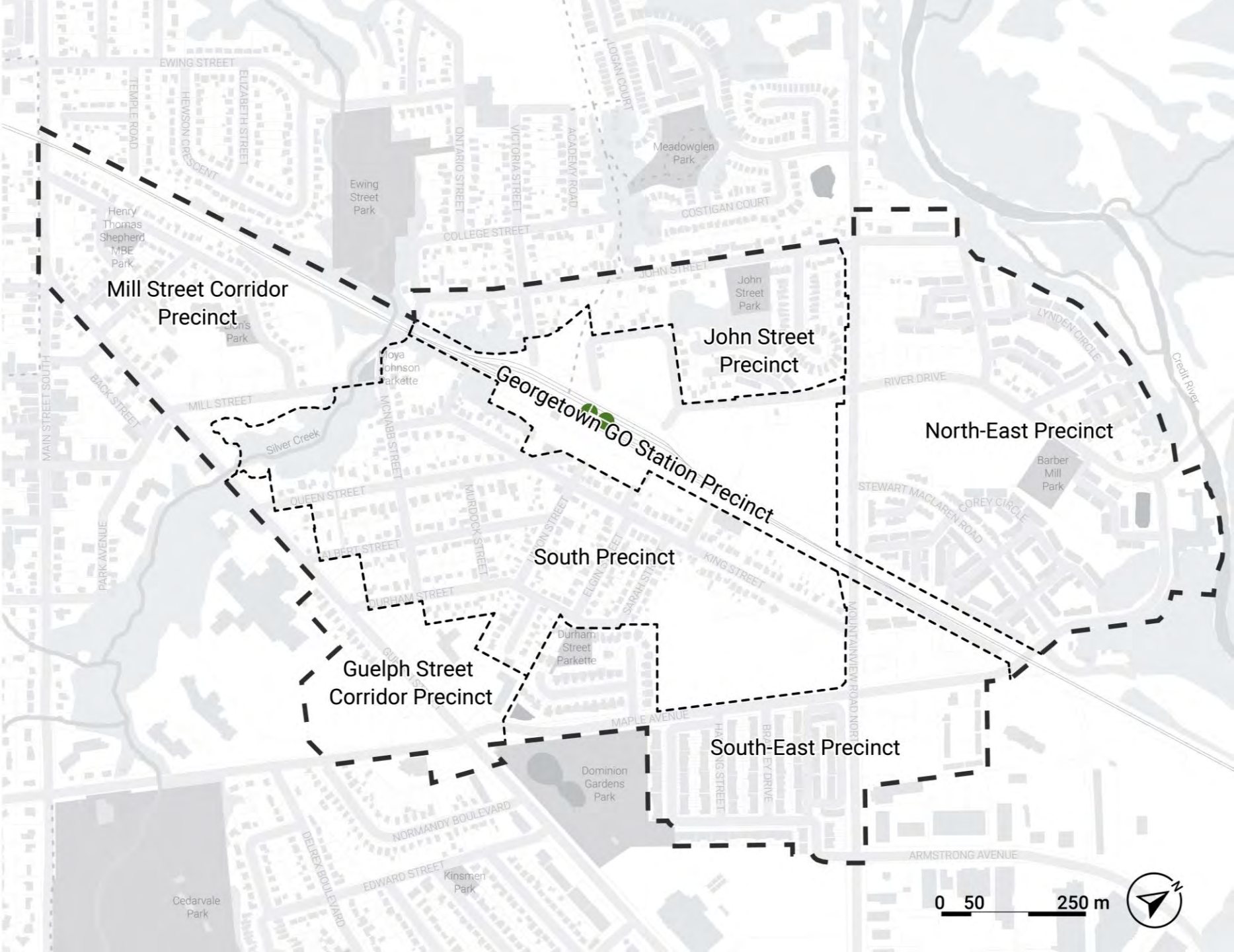
4. Preferred Land Use Option



Precincts

Legend:

-  Secondary Plan Area
-  Precinct Boundary



Transportation and Mobility

Draft Schedule

Legend:

Secondary Plan Area

Greenlands

Transportation Network

Multi-purpose Arterial Street

Minor Arterial Street

Collector Street

Local Street

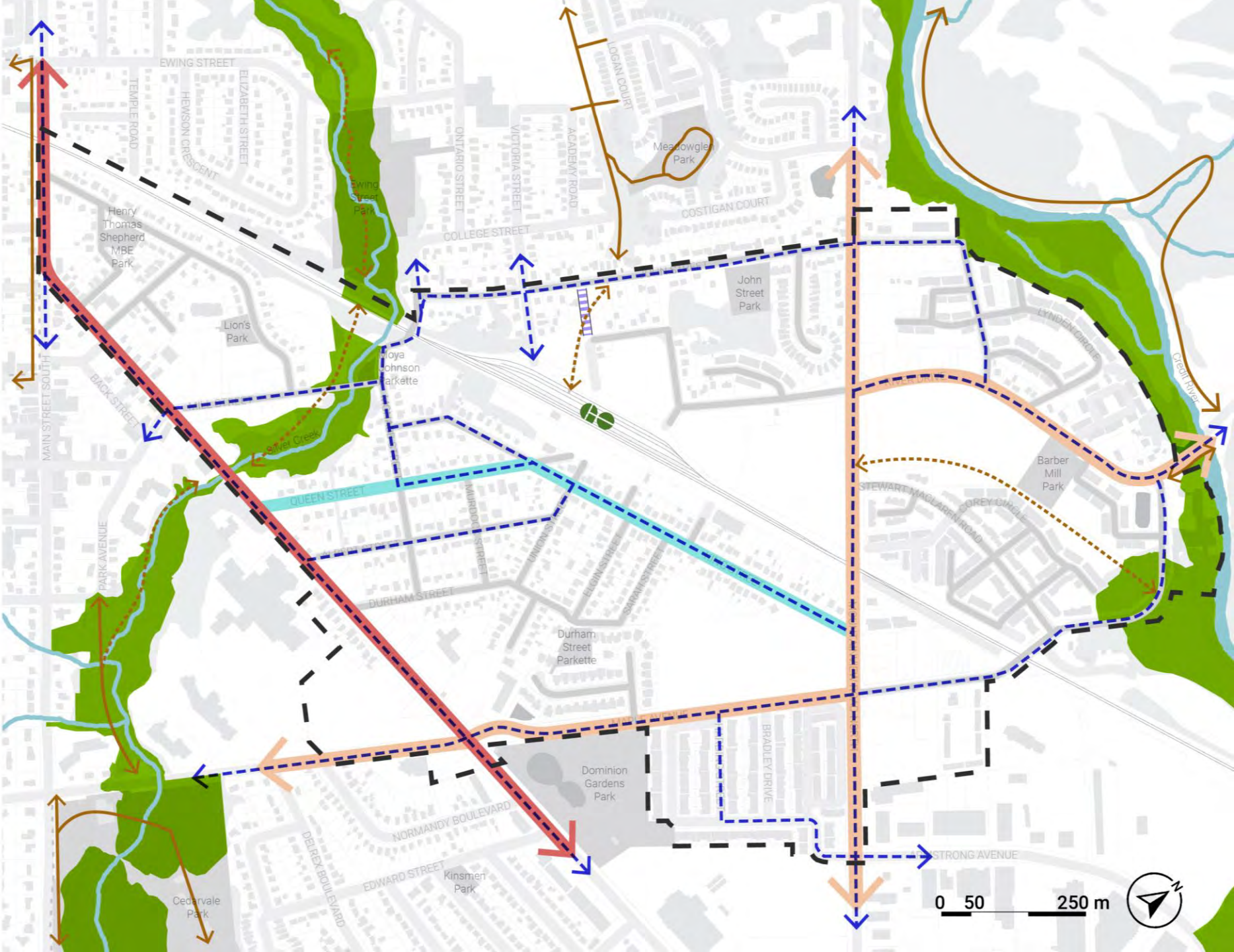
Proposed Future Roadway

Active Transportation Network

Multi-Use Trail

Proposed On-Road Route

Proposed Multi-Use Trail



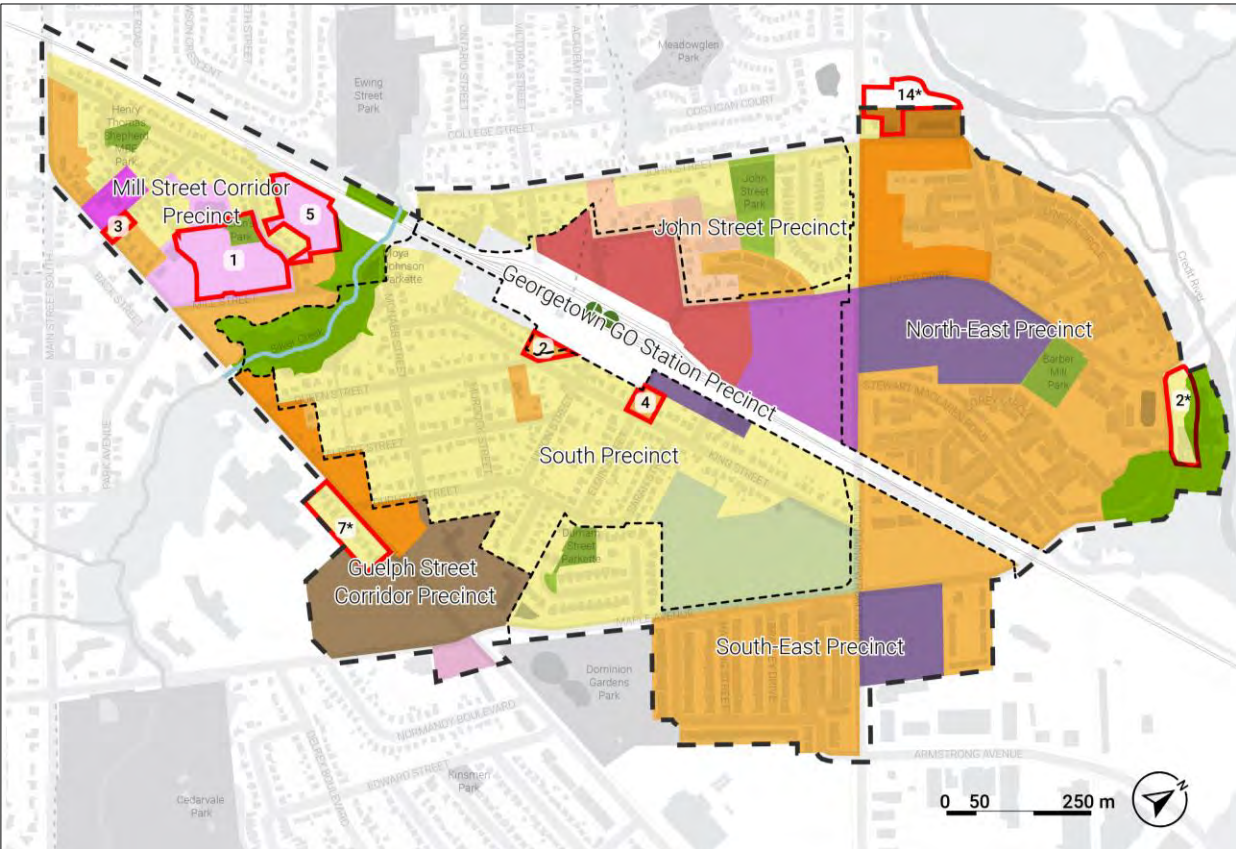
Land Use: What's Changed?

Existing Schedule



- Legend:**
- Low Density Residential Area
 - 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

Draft Schedule



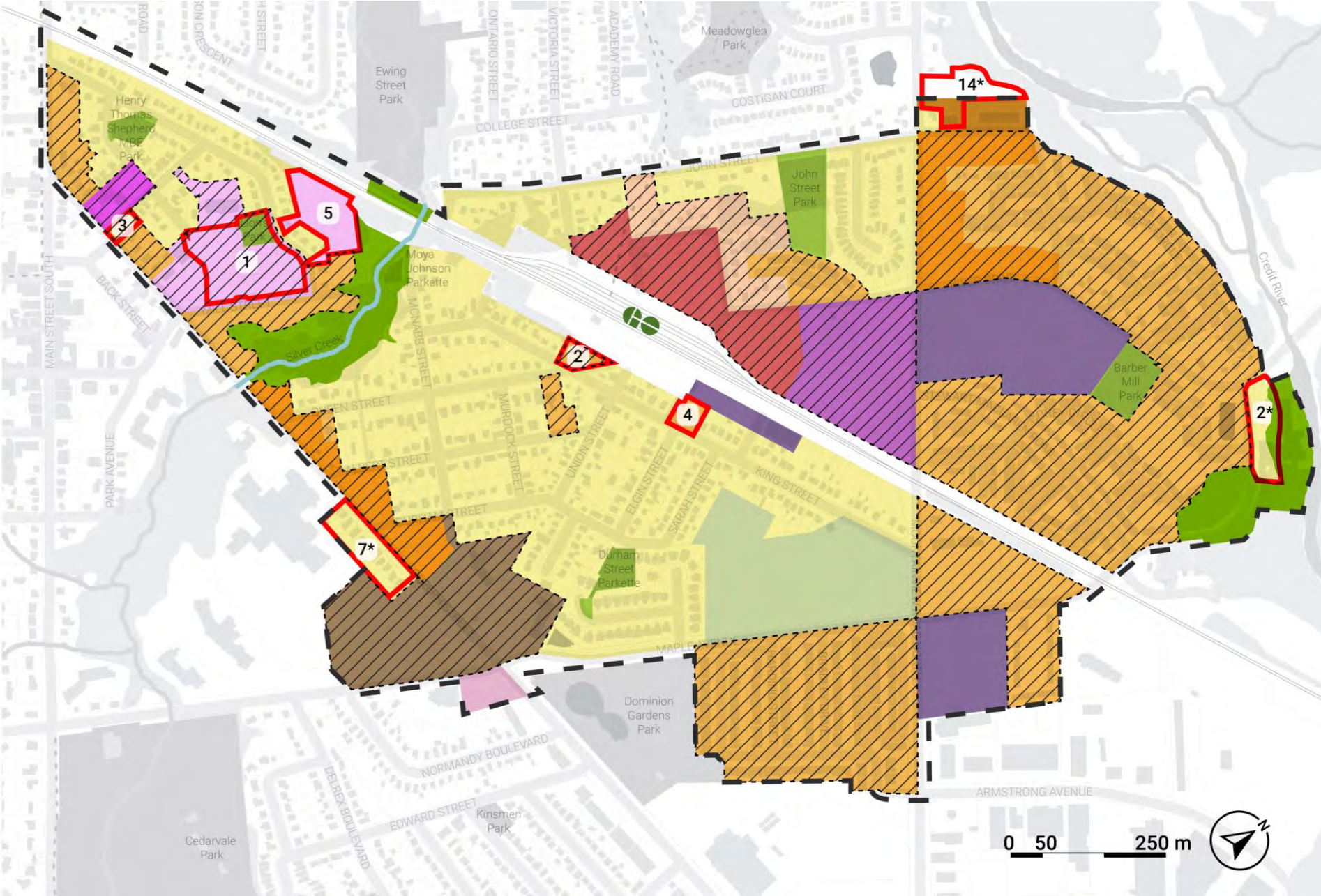
- Legend:**
- Secondary Plan Area
 - Low Density Residential Area
 - Medium Density Residential Area
 - Medium Density Residential / Mixed Use Area
 - Medium Density Residential / Office Area
 - Medium / High Density Residential Area
 - Medium / High Density Residential / Mixed Use Area
 - High Density 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

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




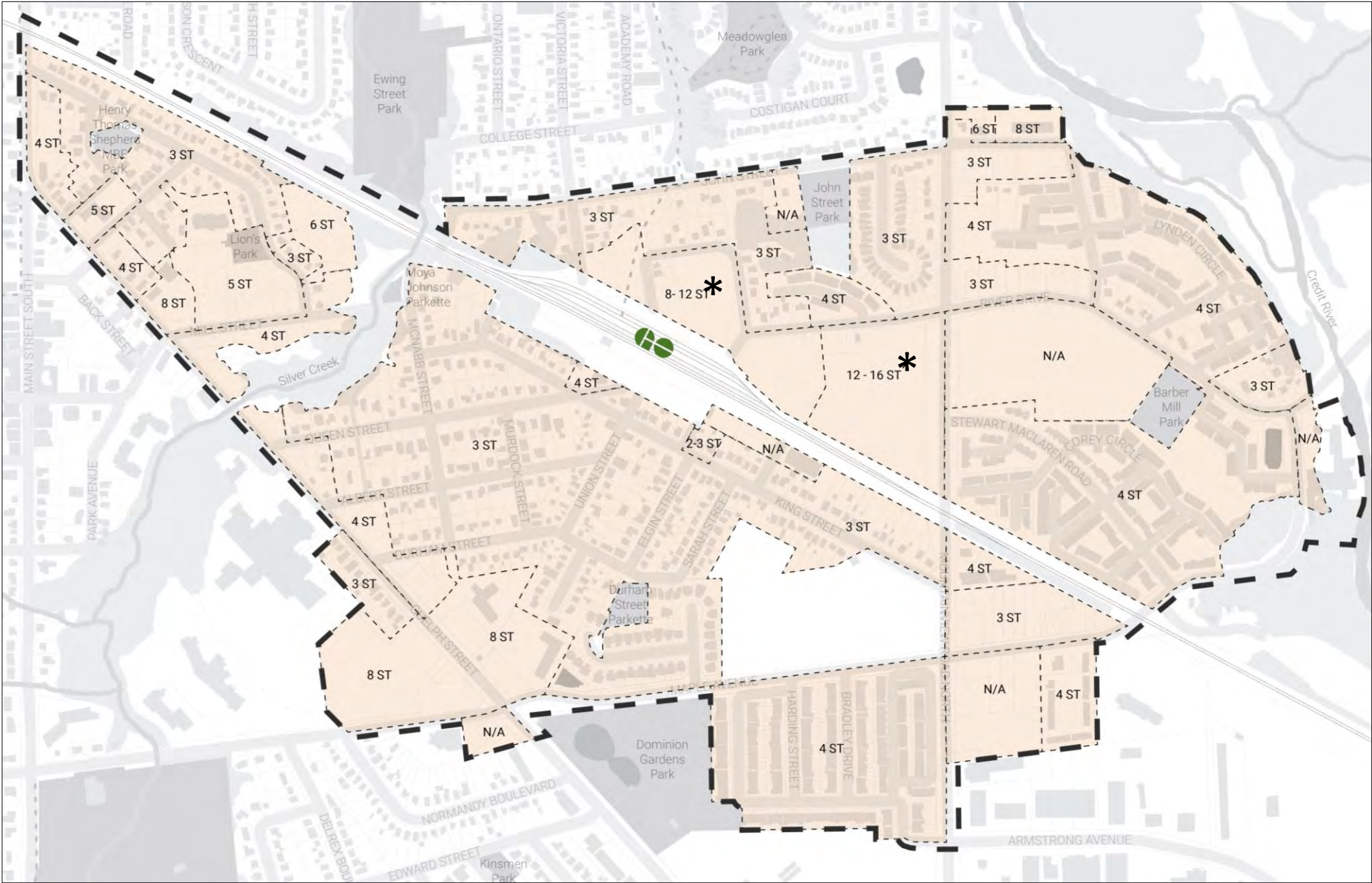
Height: What's Changed?

Existing

Legend:

 Secondary Plan Area

 Existing Heights



Note:
* Per existing Height and Density Bonusing

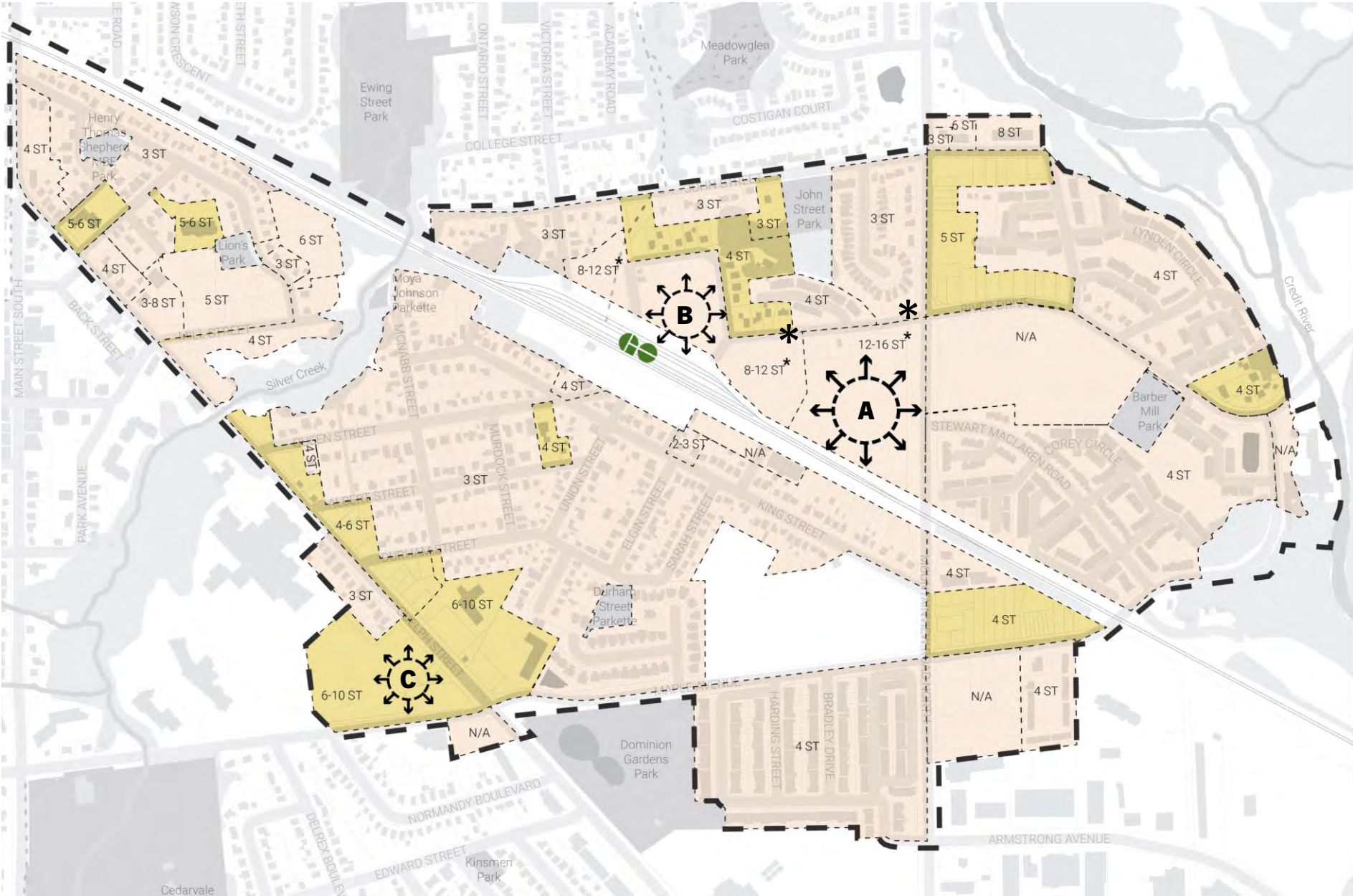
Heights: What's Changed?

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 (HDRMUA I)
B	High Density Mixed Use Area 2 (HDRMUA II)
C	High Design Mixed Use Area 3 (HDRMUA III)



What could future redevelopment look like?

A

Along River Dr and Mountainview Rd N (HDRMUAI)

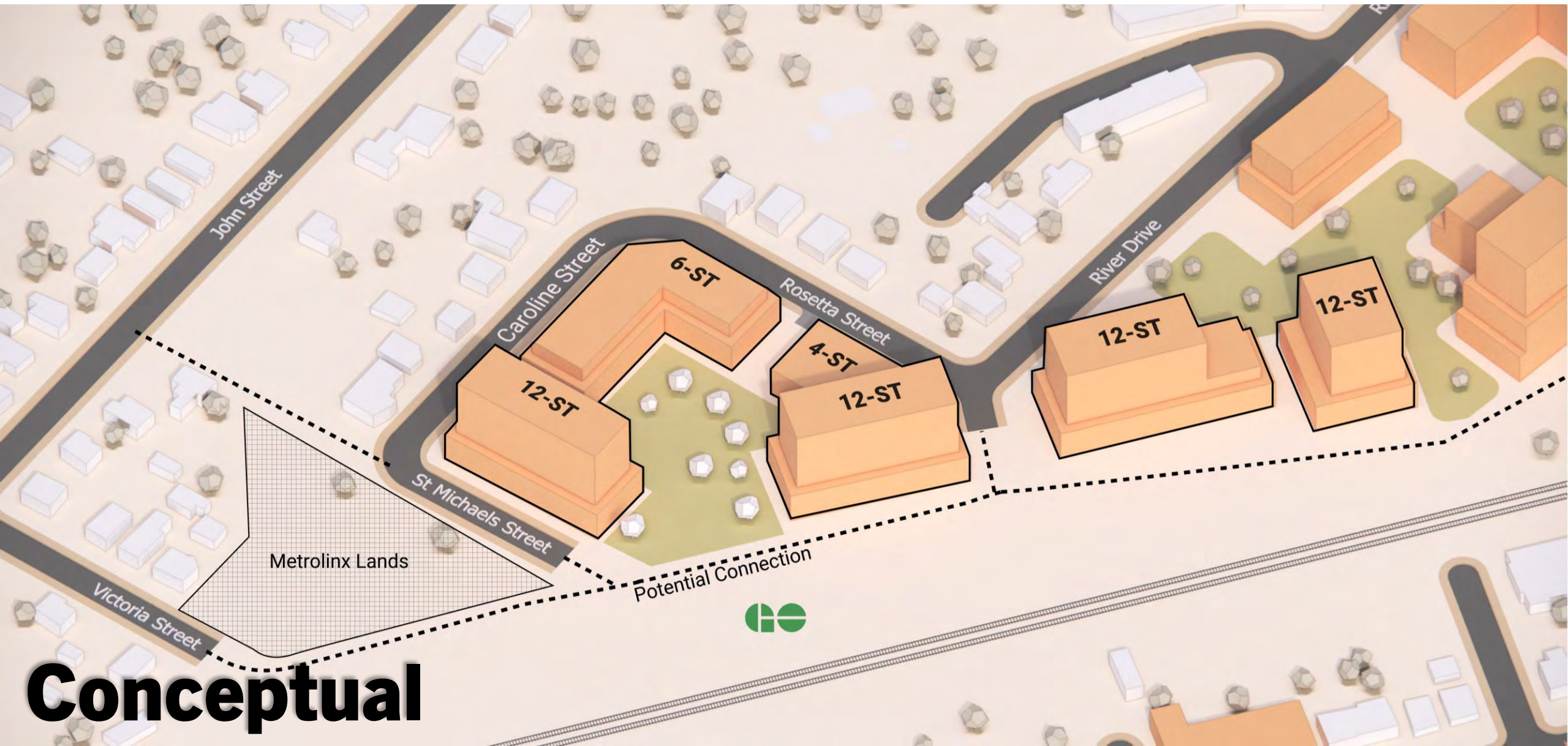


Conceptual

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

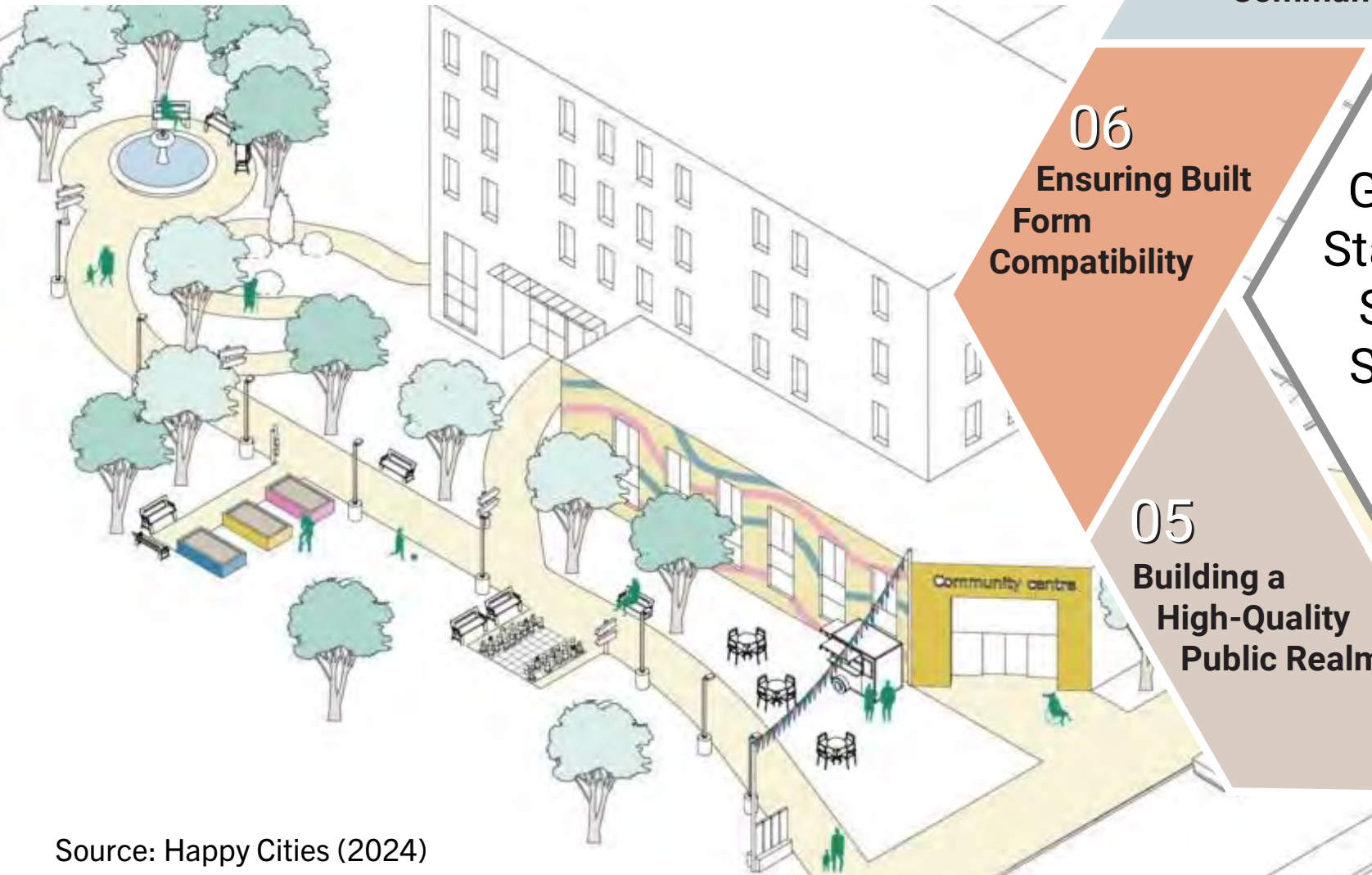
- Privately Owned Public Space (POPS) / Parks
- Road Subject to Redevelopment Proposal
- Road Subject to Metrolinx Plans
- Pedestrian-only Connection
- Multi-use Trail



Note: Proposed parks and open space are conceptual in nature and are subject to further review, analysis and evaluation. Given the flexibility in open space design, it's possible for multiple POPS to be located on a single property or in areas that are not currently shown.



Draft Urban Design Principles



01
Creating a Livable,
Vibrant and Attractive
Community

02
Promoting
Environmental
Sustainability

03
Protecting
Cultural
Heritage Assets

04
Enhancing Active
Transportation

05
Building a
High-Quality
Public Realm

06
Ensuring Built
Form
Compatibility

Georgetown GO
Station Area / Mill
Street Corridor
Secondary Plan
Review

An aerial photograph of a city, likely St. Paul, Minnesota, showing a dense residential area with a railway line running through the center. The text "5. Summary & Next Steps" is overlaid in large white font.

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

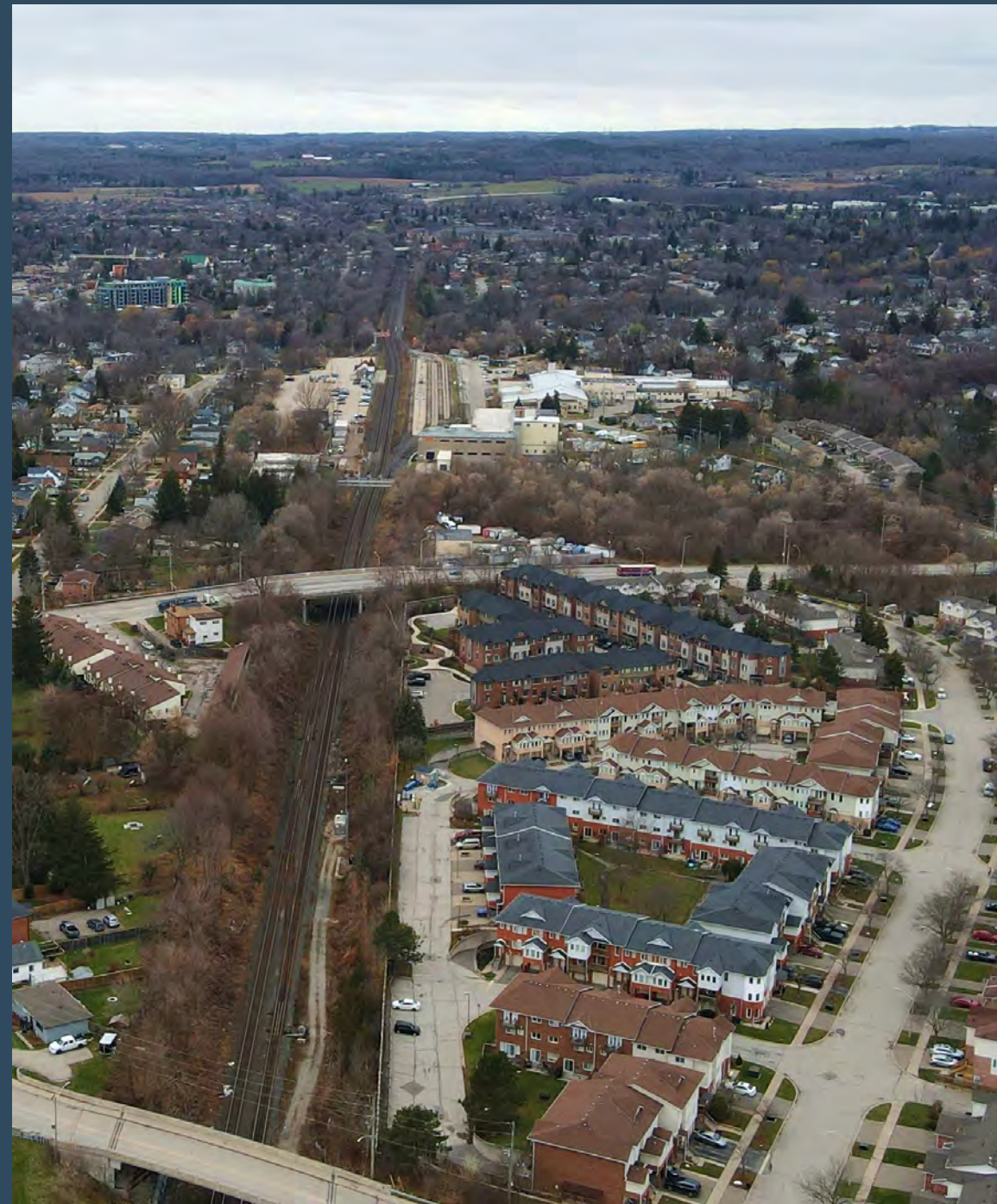
Phase 4

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.



An aerial photograph of a city, likely St. Louis, showing a dense urban area with residential houses, commercial buildings, and a prominent railway corridor running through the center. The image is overlaid with a semi-transparent dark grey layer. In the top right corner, there is a white speech bubble containing the text 'Q&A'.

Q&A

6. Questions & Answers



Thank-you.

Have Questions? Ask the Team.

Keith Hamilton, MSc., MCIP, RPP

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