



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Melissa Ricci, Senior Policy Planner

DATE: May 12, 2021

REPORT NO.: PD-2021-0031

RE: Destination Downtown Secondary Plan- Proposed Modifications

RECOMMENDATION:

THAT Report PD-2021-0031 dated May 12, 2021 regarding the Region of Halton's proposed modifications to the Destination Downtown Secondary Plan (Official Plan Amendment No.37) be received;

AND FURTHER THAT the proposed modifications set out in the Region of Halton's post circulation letter dated April 23, 2021 and attached as Appendix A to this report be endorsed;

AND FURTHER THAT the following additional modification to Section H7.9.1 Special Policy Area 1 be included in the Region's Notice of Decision to provide Council with the flexibility to consider the revised McGibbon proposal on its own merits without requiring an Amendment to the Destination Downtown Secondary Plan:

In addition to the policies of the Historic Main Street Area and any other applicable policies of this Secondary Plan, the site identified as Special Policy Area 1 on Schedule H7-1 –Downtown Georgetown Land Use Plan and Schedule H7-2 – Downtown Georgetown Built Form shall permit a maximum height of 10 storeys (with a mezzanine level on the 10th storey) and building massing and set-backs consistent with the provisions of By-law No. 2017-0064, as approved by the Ontario Municipal Order of November 1, 2017. Appropriate modifications to the building massing may be permitted subject to an amendment to By-law No. 2017-0064, provided Council is satisfied that:

- *the building massing, scale and set-backs do not result in any identifiable negative shadow or view impacts on Main Street and Mill Street;*
- *the architectural style of the building and exterior building materials are high quality and shall be complementary and sensitive to the heritage façade of the McGibbon Hotel which shall be incorporated into any new building on-site. The building podium architecture shall be reflective of the Historic Main Street Area;*
- *the Height and Density Bonusing Requirements detailed under Schedule 4 of By-law No. 2017-0064 are maintained, replicated and/or enhanced; and,*
- *the public benefits provided through the development approvals under the Ontario Municipal Board Decision/Order of March 17/2017 together with the Order of November 1, 2017, including the facilities, services and matters secured under the registered section 37 Agreement, are maintained, replicated and/or enhanced through any amendments or revisions to those development approvals, including By-law 2017-0064.*

AND FURTHER THAT the necessary funding to update the Destination Downtown Area Servicing Plan be considered as part of the 2022 Capital Budget process.

AND FURTHER THAT the Town Clerk forward a copy of this report to the Director of Planning Services and Chief Planning Official at the Region of Halton for review and consideration as part of the Region's final disposition of the Destination Downtown Secondary Plan.

BACKGROUND:

On September 9th, 2019, Town Council adopted Official Plan Amendment No.37 regarding the Destination Downtown Secondary Plan. As is required by the Planning Act, the adopted Secondary Plan and Notice of Record were forwarded to the Region of Halton on September 27th, 2019. Since that time, the Town has worked alongside the Region of Halton and other agency partners to address any final modifications. In doing so, we have met the statutory requirements regarding consistency with all policy statements of the Planning Act, conformity with applicable Provincial plans and conformity with the Regional Official Plan.

On April 23, 2021 Town staff received a letter from the Region of Halton which advised that they had finalized their review and released the draft notice of decision as it pertains to the Destination Downtown Secondary Plan (attached as Appendix A to this report). In total, 48 modifications have been proposed to OPA No.37 by the Region, many of which staff believe to be minor in nature. Prior to the Region's Chief Planning Official issuing a Final Notice of Decision, Council must indicate whether or not the proposed modifications are supported. To that end, the purpose of this report is to provide recommendations on the disposition of the proposed modifications.

COMMENTS:

Proposed Regional Modifications

Through the Regional approval process, modifications have been proposed to policies primarily related to the planning horizon, affordable housing, source protection, Environmental Impact Assessments, servicing, and development monitoring.

- **Planning Horizon**

The Destination Downtown Secondary Plan is intended to implement the long term vision for the area and anticipated ongoing growth. The Region of Halton has proposed modifications to the planning horizon of the Secondary Plan. References to the 2041 planning horizon and associated growth to that horizon have been removed to conform with the Region's current Official Plan 2031 planning horizon. An additional policy has been included stating that a further amendment to the Secondary Plan will be required once the Regional Official Plan Review is completed to address post-2031 growth expectations, gross density and to extend the planning horizon.

- **Affordable Housing**

The Region has proposed a modification to include additional policies regarding affordable housing, in accordance with the Regional Official Plan. A general policy is being proposed which states that the Town of Halton Hills will work with the Region of Halton to achieve a Region wide affordable housing target of 30 percent of all new dwelling units. In addition, a new section has been added under Growth Management which states that the Town will encourage the provision of affordable housing through initiatives such as considering progressive financial incentives to encourage the development of affordable housing, supporting assisted housing, supporting accessory apartments, and considering innovative and alternative residential design standards to facilitate affordable housing.

- **Servicing**

As part of the Secondary Plan process a scoped Area Servicing Plan was prepared to understand servicing constraints in the area. The Region has not approved the Area Servicing Plan and requires additional work to be completed. To that end, the Region has included a modification which will require the following servicing studies in the future to ensure that there is sufficient municipal servicing capacity to accommodate the anticipated growth:

- Requirement for the Town to complete the Area Servicing Plan developed in accordance with the Region's requirements.
- In the interim, all development applications shall be required to complete supplemental servicing analysis in addition to the typical requirements for a Functional Servicing Report (at the Region's discretion).

- Upon completion of the Area Servicing Plan to the satisfaction of the Region, Functional Servicing Reports will be required to be completed in accordance with the Area Servicing Plan.

- **Source Water Protection**

The Region has proposed a modification related to the inclusion of CTC Source Protection Plan Policies. The inclusion of these modifications aims to align with requirements of CTC Source Protection Plan policies and to clarify applicability of source protection plan policies for the area.

- **Development Monitoring**

The Region has proposed a modification regarding the need for the Town to establish a development monitoring program, in consultation with Halton Region, for the Downtown Georgetown lands to track and report on the status of development (both allocated and built units) on an annual basis. This may include the level of population and employment growth, supply of existing lots and number of building permits granted, general achievement of housing mix targets, building permits granted, and development application status.

- **Environmental Impact Assessments**

An additional modification has been proposed to clarify requirements for complete application with regards to the preparation of an Environmental Impact Assessment in accordance with the Regional Official Plan.

- **Other Modifications**

Other minor modifications regarding grammatical errors or omissions and revised policy references as a result of added language have also been proposed. Staff are in support of these minor revisions.

Proposed Town Staff Modification

Town staff have prepared an additional modification to the Secondary Plan to provide flexibility to address the current development application at the site located at 79 Main Street South (McGibbon Site). As adopted by Council, Destination Downtown recognizes the existing permissions and performance standards for the McGibbon site in By-law No. 2017-0064, as enacted by the Ontario Municipal Board/Decision of November 1, 2017. The following proposed modification for Special Policy Area 1 (McGibbon Site) would provide Council with the flexibility to consider the revised McGibbon proposal on its own merits without requiring an Amendment to the Destination Downtown Secondary Plan:

In addition to the policies of the Historic Main Street Area and any other applicable policies of this Secondary Plan, the site identified as Special Policy Area 1 on Schedule H7-1 –Downtown Georgetown Land Use Plan and Schedule H7-2 – Downtown Georgetown Built Form shall permit a maximum height of 10 storeys (with a mezzanine level on the 10th storey) and building massing and set-backs consistent with the provisions of By-law No. 2017-0064, as approved by the Ontario Municipal Order of November 1, 2017. Appropriate modifications to the building massing may be permitted subject to an amendment to By-law No. 2017-0064, provided Council is satisfied that:

- the building massing, scale and set-backs do not result in any identifiable negative shadow or view impacts on Main Street and Mill Street;*
- the architectural style of the building and exterior building materials are high quality and shall be complementary and sensitive to the heritage façade of the McGibbon Hotel which shall be incorporated into any new building on-site. The building podium architecture shall be reflective of the Historic Main Street Area;*
- the Height and Density Bonusing Requirements detailed under Schedule 4 of By-law No. 2017-0064 are maintained, replicated and/or enhanced; and,*
- the public benefits provided through the development approvals under the Ontario Municipal Board Decision/Order of March 17/2017 together with the Order of November 1, 2017, including the facilities, services and matters secured under the registered section 37 Agreement, are maintained, replicated and/or enhanced through any amendments or revisions to those development approvals, including By-law 2017-0064.*

It is important to note that the proposed modification maintains the existing 10 storey height limitation previously determined through the Ontario Municipal Board process.

Next Steps

As previously noted, the release of the Region's final Notice of Decision is contingent upon Council's endorsement of the modifications attached as Appendix A to this staff report. Should Council endorse the modifications proposed by the Region, the Region will be in a position to issue final approval of the Secondary Plan.

RELATIONSHIP TO STRATEGIC PLAN:

This report directly aligns to the following values in the Strategic Plan 2019-2022 including:

Foster a Healthy Community

To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.

Foster a Prosperous Economy

To maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development.

Preserve, Protect and Enhance our Environment

To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.

Preserve, Protect & Promote our Distinctive History

To preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

Achieve Sustainable Growth

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

The report is also closely linked with a number of Focus Areas/Priorities including Shaping Growth.

FINANCIAL IMPACT:

There is no immediate financial impact as a result of this report. As previously noted, the Region requires additional work to be completed on the Area Servicing Plan. The Area Servicing Plan update will require additional funding. Given that the budget for Destination Downtown has been exhausted, the provision of additional funding for the update will be brought forward for Council's consideration as part of the 2022 Capital Budget.

CONSULTATION:

Town staff from other relevant departments and the Town Solicitor have been consulted in the preparation of this report.

PUBLIC ENGAGEMENT:

No public engagement was completed in preparation of this report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

This report supports the Environmental Health pillar of Environmental Health and Social Well-Being. The Destination Downtown Secondary Plan provides a basis for evaluating the merits of future development applications, particularly major intensification proposals, to ensure the heritage character and multi-faceted, mixed use function of the area is protected. The Secondary Plan aligns well with this pillar.

Overall, the alignment of this report with the Community Sustainability Strategy is:
GOOD.

COMMUNICATION:

A copy of this the report will be forwarded to the Region of Halton.

CONCLUSION:

This report has provided recommendations on the modifications to the Destination Downtown Secondary Plan and related Official Plan Amendment as proposed by Halton Region. Many of the modifications are of a technical or housekeeping nature. The key modifications focus on the planning horizon, affordable housing, source protection, Environmental Impact Assessments, servicing, and development monitoring.

On balance, the proposed modifications do not result in any substantive changes to the Vision Statement, Guiding Principles and land use plan contained in the Council adopted version of the Secondary Plan. Given the foregoing, it is staff's view that the overall intent of the Secondary Plan has been maintained and on this basis the modifications are recommended for approval.

Reviewed and Approved by,

A handwritten signature in dark ink, appearing to read "Bronwyn Parker". The signature is fluid and cursive, with the first name being more prominent.

Bronwyn Parker, Acting Commissioner of Planning and Development

A handwritten signature in dark ink, appearing to read "C. Mills". The signature is stylized with a large, sweeping initial "C" and a horizontal line extending to the right.

Chris Mills, Acting Chief Administrative Officer