



TOWN OF  
**HALTON HILLS**  
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## REPORT

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**TO:** Mayor Bonnette and Members of Council

**FROM:** Keith Hamilton, Planner - Policy

**DATE:** October 8, 2021

**REPORT NO.:** PD-2021-0069

**SUBJECT:** Terms of Reference – Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review

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### RECOMMENDATION:

THAT Report No. PD-2021-0069 dated October 8, 2021, regarding the Terms of Reference for the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review, be received;

AND FURTHER THAT the Terms of Reference for the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review attached as Appendix A, be endorsed;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a Request for Proposal (RFP) for the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review;

AND FURTHER THAT staff report back on the results of the Project Consultant selection process;

AND FURTHER THAT a Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review project web page be created to communicate the study deliverables, opportunities for community engagement and progress of the study to the public;

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

### KEY POINTS:

The following are key points for consideration with respect to this report:

- A Secondary Plan Review is required for the Georgetown GO Station Area/Mill Street Corridor to ensure conformity with the updated Provincial and Regional policy context while considering local plans and priorities.
- The Secondary Plan Area will be expanded to match the Region-delineated Georgetown GO Major Transit Station Area.
- The review will also examine how to best protect natural heritage and the historic low-density neighbourhoods existing within the Plan area.
- The Terms of Reference (attached as Appendix A) for the review lays out a four phase project plan that outlines generally how the project is to be carried out.
- A Project Consultant will be selected based on responses to Request For Proposals, and Town staff will report back on an Award of Contract.

## **BACKGROUND AND DISCUSSION:**

The Georgetown GO Station Area Secondary Plan was adopted in 2010 through Official Plan Amendment 7 (OPA 7). The Plan's preparation process coincided with Halton Region's Official Plan Review (Sustainable Halton), serving as a means to implement new Regional policies, specifically those that would address Provincial Growth Plan requirements. Key components of this Plan included identifying and planning for strategic locations for redevelopment and intensification, and the maintenance and enhancement of existing neighbourhoods.

The existing Secondary Plan Area contains four (4) precincts to which policies and objectives are attached. These areas (as identified in Appendix B) are:

- The GO South Precinct: largely consisting of older low-density housing to the south of the Georgetown GO Station.
- The GO North Precinct: consisting of older industrial lands to the north of the Georgetown GO Station that are intended to be redeveloped for High Density Residential purposes, and low-density housing in and around John Street.
- The Mill Street Corridor Precinct: consisting of low and medium density housing, along with recently approved high density projects.
- The Major Transit Station Precinct: consisting of the Georgetown GO Station, and areas immediately adjacent to the north and south.

A review of the Georgetown GO Station Area Secondary Plan is necessary in order to align with the policy direction of the Halton Region Official Plan, which is currently in the later stages of being reviewed. Specifically, the revised plan will need to:

- Adopt an expanded Plan Area that will mirror that of the Georgetown GO Major Transit Station Area (MTSA), which was delineated and included in the Region's recently adopted Regional Official Plan Amendment 48 (ROPA 48).
- Include a minimum density (people and jobs per hectare) as determined by Halton Region, to align with Growth Plan targets.
- Ensure that the land use designations and minimum density targets to 2051 are appropriately aligned.

Additionally, the Plan review should focus on local priorities as they relate to shaping the long-term growth of this area. Identified priorities include, but are not limited to:

- Balancing redevelopment and intensification objectives, with the preservation of existing low-density neighbourhoods.
- Identifying the potential for transit-oriented development in areas closest to the Georgetown GO Station.
- Ensuring that the objectives of the Mill Street Corridor Precinct Neighbourhood Study are appropriately considered as part of the Secondary Plan update.

### **Expanded Study Area**

The study area for the Georgetown GO Station Area/Mill Street Corridor Secondary Plan includes all four precincts of the existing Plan. In addition, the study area will also include other lands that make up the Georgetown GO MTSA. These are:

- Lands to the east of Mountainview Road North, consisting largely of medium density residential, and two established employment areas.
- A pocket of medium density residential lands south of Maple Avenue (Dominion Gardens Drive).
- The area in and around the intersection at Guelph Street and Maple Avenue (currently a mix of commercial, residential and institutional uses).

### **Natural Heritage Review**

The Silver Creek Subwatershed Study, completed in partnership between the Town and Credit Valley Conservation (CVC), will inform and guide the review of natural heritage policies in the Secondary Plan. Additionally, the Project Team for the review will work with Region and CVC staff to identify issues and conditions that may have changed since the Subwatershed Study was completed. A scoped 'Natural Heritage System Analysis' will be completed (as described in the draft Terms of Reference attached as Appendix A) to inform the update to the Secondary Plan.

### **Secondary Plan Study – Proposed Project Phases**

#### **Phase 1: Background and Policy Options Review**

In this phase the consultant will conduct a comprehensive background and policy review. This will include a review of the Provincial, Regional and Municipal policy framework, as well as a review of Credit Valley Conservation (CVC) policies, regulations and mapping.

This review will result in a background paper which will, among other things:

- Summarize existing policies for developed lands in the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Area;
- Summarize various policies that will impact the redevelopment and intensification Plan Area; and,
- Provide an overview of the implications of the Silver Creek Subwatershed Study, and other Region and CVC policies on land within the Plan Area.

The draft background paper will be presented to the Technical Advisory and Steering Committees prior to being finalized in order to obtain their feedback. Public engagement in this phase is anticipated to be virtual and consist of interactive materials provided on a Let's Talk Halton Hills project page for the review.

## **Phase 2: Land Use Alternatives and Assessment**

Building off the development of the Background report, Phase 2 will include the completion of a Land Use Alternatives and Assessment Report. This assessment will evaluate various land use alternatives for the subject lands which will be presented to the public at an Open House. All comments will be summarized and analyzed through the preparation of a Public Consultation Paper. Public engagement in this phase (including the Public Open House) is again expected to be virtual with the potential to shift to a hybrid format that includes in-person consultation.

## **Phase 3: Preferred Land Use Alternative and Detailed Planning Study**

The purpose of Phase 3 is to select a preferred land use alternative along with a supporting land use policy framework for consideration by the Technical Advisory and Steering Committees. This phase of the study requires the completion of a number of studies in order to support the revised and added Secondary Plan policies. The studies to be completed as part of this phase include:

- Scoped Transportation/Traffic Study;
- Cultural Heritage Resource Assessment;
- Functional Servicing Plan;
- Urban Design Study;
- Scoped Natural Heritage System Analysis; and,
- Fiscal Impact Analysis.

An additional Public Open House will be held on the Preferred Land Use Alternative. A presentation to Town Council will be completed as part of this phase in order to present the preferred land use alternative and related land use policy framework.

## **Phase 4: Development of the Revised Georgetown GO Station Area/Mill Street Corridor Secondary Plan**

The draft Georgetown GO Station Area/Mill Street Corridor Secondary Plan will be prepared as part of Phase 4. The draft plan will be presented to both the Technical Advisory and Steering Committees for input. The draft Plan will then be presented to the public by way of a Public Open House, providing an opportunity to solicit feedback on the revised policies.

A Statutory Public Meeting as required by the Planning Act will be held during this phase and the draft Plan will be circulated to all relevant agencies for review and

comment. The Public Meeting will be the last chance for the public to provide feedback before the revised Secondary Plan goes to Council for approval.

The revised Secondary Plan will include:

- i) A general statement and intended character to be achieved on the subject lands;
- ii) Policies to protect the Regional Natural Heritage System
- iii) Population targets;
- iv) Housing mix and density;
- v) Land use pattern;
- vi) Location, type and density of land uses for the Georgetown GO Station Area/Mill Street Corridor;
- vii) Key urban design principles;
- viii) Transportation requirements, including active transportation; and
- ix) Infrastructure requirements.

The Secondary Plan will also identify the requirements for any privately-initiated planning applications including but not limited to:

- i) Environmental Impact Study;
- ii) Sanitary sewer, storm water management, and water servicing feasibility report;
- iii) Traffic Impact Study;
- iv) Community Design Brief;
- v) Active transportation network linkages;
- vi) Development phasing; and
- vii) Any other report that may be required by the Town.

Upon approval of this report, the finalized Terms of Reference will be incorporated into a Request For Proposals (RFP). Following this, through a coordinated process among Town staff, a Project Consultant will be selected. At this time, Town staff will report back to Council with a report on the Award of Contract.

## **STRATEGIC PLAN ALIGNMENT:**

This report aligns to the Town's Strategic Plan recognizing the value to foster a healthy community that provides a clean environment and range of economic and social opportunities to ensure a superior quality of life in our community.

This report also identifies shaping growth as one of the Town's Strategic priorities. The report highlights the importance of well-planned growth in established Plan areas so as to ensure balanced, sustainable, well planned community infrastructure and services that meets the needs of residents and businesses.

**RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

**PUBLIC ENGAGEMENT:**

Public Engagement was not needed as this report is administrative in nature.

**INTERNAL CONSULTATION:**

The Terms of Reference (attached as Appendix A) were circulated to Town staff in Development Engineering, Recreation and Parks, Transportation and Public Works, as well as staff from the Region of Halton and Credit Valley Conservation, ahead of the preparation of this report.

**FINANCIAL IMPLICATIONS:**

This report will be funded through an existing approved budget source.

A limit of \$200,000 for the project has been allocated through the Town's Capital Budget.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning and Development

Chris Mills, Acting Chief Administrative Officer