



TOWN OF  
**HALTON HILLS**  
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## REPORT

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

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

**DATE:** January 9, 2024

**REPORT NO.:** PD-2024-003

**SUBJECT:** Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review – Project Update

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### RECOMMENDATION:

THAT Report No. PD-2024-003 dated January 9, 2024, regarding the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review – Project Update be received for information.

### KEY POINTS:

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

- A four-phase review of the Georgetown GO Station Area/Mill Street Corridor Secondary Plan began in April of 2022.
- The first phase included a virtual Public Information Session in June of 2022, and a Background Report, completed in January of 2023.
- The second phase included a virtual Public Open House, and Land Use Alternatives Report, completed in October of 2023.
- The third phase is currently underway, having kicked off with Public Open House (in person) on October 18<sup>th</sup>, 2023.
- Public feedback gathered to date has focused largely on height and density of future development, the impacts of active and future development on existing neighborhoods and transportation networks.
- The new year will see the completion of project technical studies, a Preferred Land Use Plan, and draft (revised) Secondary Plan.

### BACKGROUND AND DISCUSSION:

The review of the Georgetown GO Station Area/Mill Street Corridor Secondary Plan commenced in April of 2022, after an Award of Contract was approved through PD-

2022-0006. The project consulting team is led by Sajecki Planning in partnership with three sub-consulting firms including Wood PLC, Parsons and Parcel Economics.

Town Planning Policy staff have been responsible for day-to-day management of the project, planning and facilitation of public events, and reporting to Council. Planning and Communications staff are also responsible for the project page at [Let's Talk Halton Hills](#). This page provides the public with the latest project updates and information, space to post questions and comments for Town staff, and access to posted surveys.

The study area for the Georgetown GO Station Area/Mill Street Corridor Secondary Plan review includes all lands in the existing Secondary Plan with expanded boundaries to the east and south (see **Appendix 1**). The study area was delineated to match that of the Georgetown GO Major Transit Station Area, which was established through Regional Official Plan Amendment No. 48 in 2021.

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

Phase 1 of the project included an extensive research component, looking into all relevant policy documents identified in the project Terms of Reference. The key deliverable from this phase was a Project Background Report, which was finalized in early 2023 and posted on Let's Talk Halton Hills for public access.

This Phase also included a virtual Public Information Session, which took place in June of 2022. Approximately 48 members of the public attended the session, which included a presentation with polling questions, followed by an open question and answer period. Questions and comments recorded by Town staff during the event fell generally into the following categories:

- Metrolinx operations and future transportation network planning;
- Accommodating future density and growth in the study area;
- Housing affordability in the study area;
- Natural heritage preservation and climate change mitigation;
- Impacts of active development applications in the study area; and,
- The Secondary Plan Review process and next steps.

The project team worked together to develop a series of 'Frequently Asked Questions' (FAQs) based on all feedback gathered at the Public Information Session. The FAQs were posted on Let's Talk Halton Hills along with a recording of the event and copy of the presentation.

Following the Public Information Session, a 'Visioning Survey' was posted on Let's Talk Halton Hills from June 28 to August 31, 2022. The intent of the survey was to gather community feedback related to past, present, and future planning in the study area.

Town staff received 75 completed surveys. All feedback gathered was provided to the project consultant to be analyzed and presented at future public event presentations. An initial assessment of the survey results found:

- More than half of respondents rarely used rail services at the GO Station, while only a small proportion reported using it regularly;
- Special events and personal (shopping, visiting) were the most common reasons for respondents using rail services;
- Perceived walkability in the study area scored well in the survey, however quality of community assets and public spaces did not;
- Respondents were divided on perceived variety and affordability of housing types;
- Respondents were divided on satisfaction with the proposed Vision Statement, with the most common response being 'neither satisfied or dissatisfied'; and,
- Most commonly selected Secondary Plan priorities were: where and how growth should occur; protection and enhancement of the environment; cultural heritage protection; and improving public spaces.

Most questions in the Visioning Survey also provided an opportunity for respondents to leave open-ended feedback. All public input was considered in the development of land use alternatives and an updated Vision Statement in Phase 2. Feedback gathered will also feed into the Public Consultation Summary Report in Phase 4.

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

A virtual Public Open House was held at the start of this phase (February 27, 2023) to gather feedback that would help inform the finalized Land Use Alternatives Report. Similar to the Public Information Session, the event consisted of a presentation, polling questions and question and answer period that focused on the two Land Use Alternatives. Approximately 96 members of the public attended the virtual event.

The project team again worked together to develop a series of 'Frequently Asked Questions' (FAQs) based on all feedback gathered at the Public Open House. The [FAQs](#) were posted on Let's Talk Halton Hills along with a recording of the event and copy of the [presentation](#).

Following the virtual Public Open House, Town staff opted to host two informal 'drop-in' sessions for members of the public to discuss the project with Town staff in person. A daytime session took place at the Georgetown Library, and an evening session was held at the Mold Masters Sports Complex. The intent of these sessions was to present mapping of the existing study area, Land Use Alternatives, transportation networks, and natural and cultural heritage features for open discussion. The more common questions asked/issues raised were related to height and density, pedestrian connectivity across the study area, and how planning will impact the future of the built form in the area.

Building off the work completed in Phase 1, Phase 2 focused on gathering information and feedback to inform a future Preferred Land Use Plan. The key deliverable from this phase was a Land Use Alternatives Report, which was finalized in September and posted on Let's Talk Halton Hills. This paper focused on potential sites for redevelopment based on the existing policy framework. The two land use alternatives established in the report are based on existing designations and focus on refinements to permissions already in place.

Densities calculated for each alternative assume a full build out over a 30-year planning horizon to 2051. Land Use Alternative 1 proposed a density of 105 people and jobs per hectare (assuming full build out), while Alternative 2 proposed 96 people and jobs per hectare. The key difference between the two is expanded permissions for high density residential areas within Alternative 1. Building height mapping from the Land Use Alternatives report for these proposed scenarios has been attached (see **Appendix 2**). Currently only the High Density Residential Mixed-Use Area 1 (HDRMUA1) permits a height of up to 16-storeys, which only applies to the property at 130 Mountainview Road North.

### **Phase 3 Preferred Land Use Plan and Detailed Planning Study**

The Secondary Plan Review is currently in Phase 3. This phase will focus on identifying a Preferred Land Use Plan for the study area. The Preferred Land Use Plan will be informed by work completed for the Land Use Alternatives Report, and public feedback gathered from all consultation initiatives. The majority of the project technical study work will also take place during this phase. Technical studies currently underway for this phase are:

- **Transportation Impact Study (TIS):** review of existing road and active transportation networks and planned improvements; provide recommendations based on existing deficiencies; assesses impacts of future development.
- **Area Servicing Plan:** review of existing servicing infrastructure, including water, wastewater and storm water management, provide recommendations based on needs related to future development.
- **Cultural Heritage Resource Assessment:** review of existing heritage resources and develop a strategy for conserving them.
- **Scoped Natural Heritage System Analysis:** informed by the Silver Creek Subwatershed Study, the analysis will inform and help update environmental policies in the Secondary Plan.

As Phase 3 commenced in the fall of 2023, a Public Open House was held with the aim of presenting a preliminary Preferred Land Use Plan. The event was held on October 18<sup>th</sup>, 2023 at Mold Masters Sports Complex. Approximately 59 members of the public attended this Public Open House. A presentation was given on the preliminary Preferred Land Use Plan followed by a question and answer period. Attendees were then asked to review six poster boards containing mapping related to the preliminary Preferred Land Use Plan. This activity provided attendees an opportunity to comment

directly on the presentation materials, while connecting with members of Town staff and the project team in attendance. For reference, the mapping presented at this event is attached as **Appendix 3** to this report.

All feedback from the Public Open House was recorded by the project team and used to develop more FAQs for the Let's Talk Halton Hills project page. The feedback will also be used to inform any changes to the draft Preferred Land Use Plan before it is brought to Council. Feedback included, but was not limited to:

- Noise impacts in and around the GO Station area;
- Impacts of truck traffic in the study area;
- Intent of proposed roads within redevelopment sites; and,
- Land use conversion proposals.

All reports, studies and project updates will be posted on Let's Talk Halton Hills as this phase progresses. It is also expected that the project team will bring a Preferred Land Use Plan to Council for endorsement in 2024.

### **Stakeholder Group Meetings**

For this Secondary Plan Review, planned Stakeholder Group meetings are being held in lieu of a traditional project steering committee. There are two well established neighborhood groups in the study area, which are the Silver Creek Neighbourhood Association (SCNA) and John Street Neighbourhood Group. The approach to the Stakeholder Group meetings is to meet with members of these groups in an open format to discuss in more detail the more pressing issues in the study area. Using this approach, the project team can engage with a greater number of residents who are active in the community, than would have been possible using the steering committee approach. One meeting took place in June 2023, with another two meetings to be held before the project concludes.

At the first meeting (June 15, 2023), the project consultants provided a brief presentation, which focused on what a full build out of the study area might look like under the current policy framework. This was followed by an open discussion on issues and opportunities for future planning in the study area from the residents' point of view. Height and density of active and future developments were key topics of conversation. Also discussed was natural and cultural heritage conservation and enhancement. The next meeting with this group is currently planned for early January 2024.

### **Next Steps**

The fourth and final phase of the project is likely to start in the spring. Work in this phase centers around using the Preferred Land Use Plan, technical studies, and public feedback to inform the drafting of policies for the revised Secondary Plan. The consulting team will prepare a draft Secondary Plan to be circulated to the TAC and Stakeholder Group, which will be followed by a presentation to each. The draft

Secondary Plan will also be presented to the public at a future Open House, and Statutory Public Meeting, providing further opportunities for feedback.

Upon receiving all feedback on the draft Secondary Plan, the project team will make all necessary revisions and bring the Plan back to Council for approval. Barring unforeseen circumstances, a finalized Plan could be ready by late spring 2024.

### **STRATEGIC PLAN ALIGNMENT:**

This report identifies a thriving economy 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.

Town Planning Staff along with the consultant will continue to engage with the Town's Climate Change team throughout the Secondary Plan Review process regarding the inclusion of appropriate climate change policies. Redevelopment proposals will be subject to the Town's updated Green Development Standards.

### **PUBLIC ENGAGEMENT:**

Public Engagement has been conducted as follows: Online Survey, Open House/PIC/Workshop, Stakeholder Meetings, Other

A Public Engagement and Consultation Plan has been prepared for the project which identifies objectives, key stakeholders and consultation activities for all phases of the project. The public has the opportunity to familiarize themselves with the project through the Town's website and Let's Talk Halton Hills page, as well as engage in the surveys and review the posted materials. All public engagement will be managed in accordance with the Town's Public Engagement Charter. There will also be many opportunities for the public to take part in Open Houses and public meetings throughout the project phases.

### **INTERNAL CONSULTATION:**

Town staff will continue to consult with staff from various departments including Transportation, Development Engineering, and Recreation and Parks, as well as staff from the Region of Halton, Credit Valley Conservation and School Boards as part of the Technical Advisory Committee.

**FINANCIAL IMPLICATIONS:**

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer