

Guelph Street Corridor Secondary Plan Project



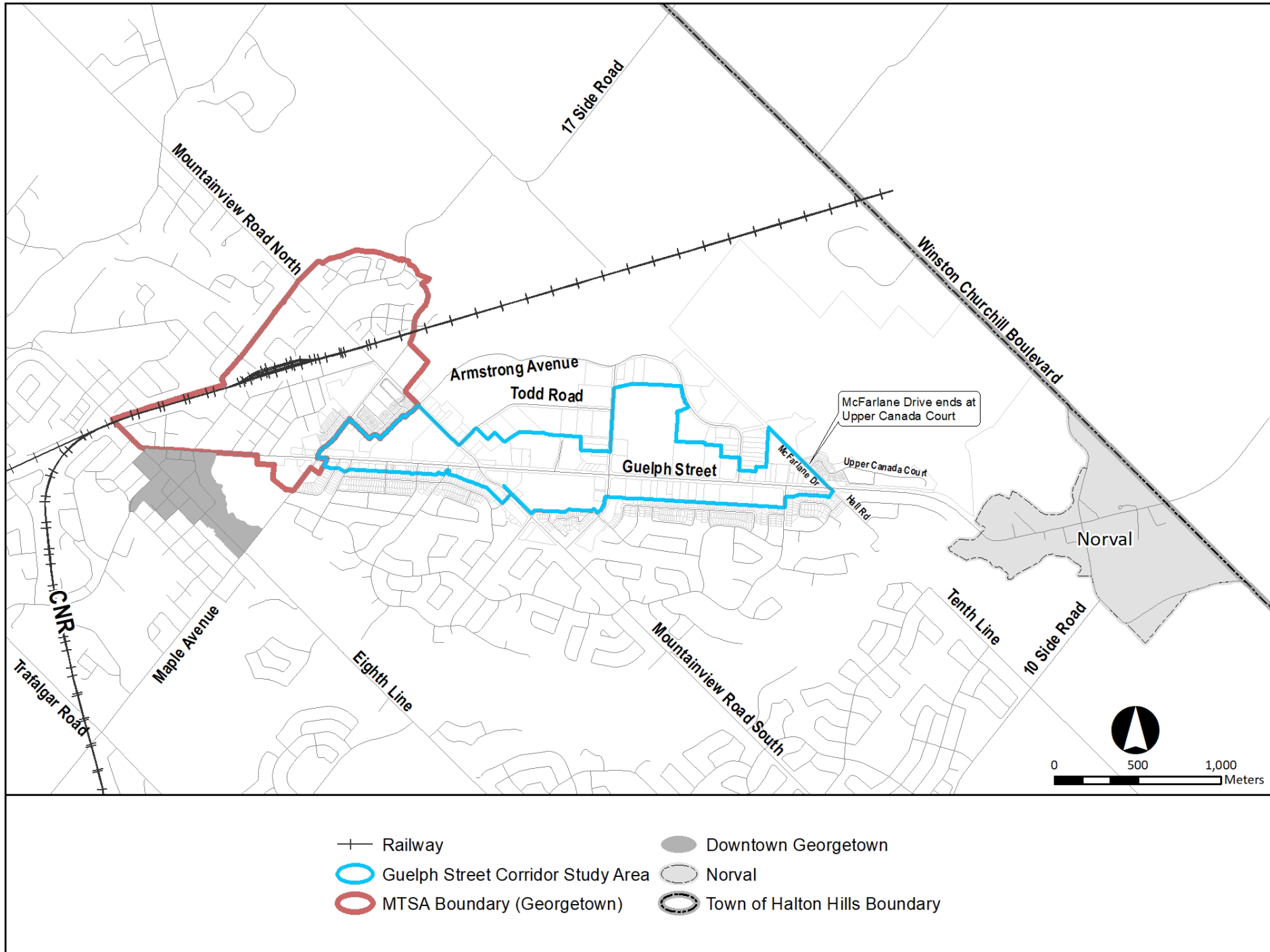
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Agenda

- Background & Policy Context
- Project Goal & Objectives
- Scope of Work & Timeline
- Committees
- Community Engagement
- Next Steps



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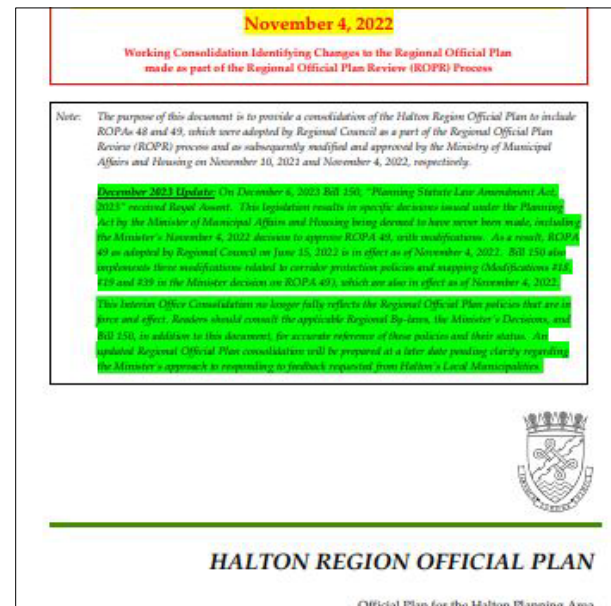


Provincial, Regional and Local Policy Context

PPS & Growth Plan



Regional Official Plan



Town Official Plan

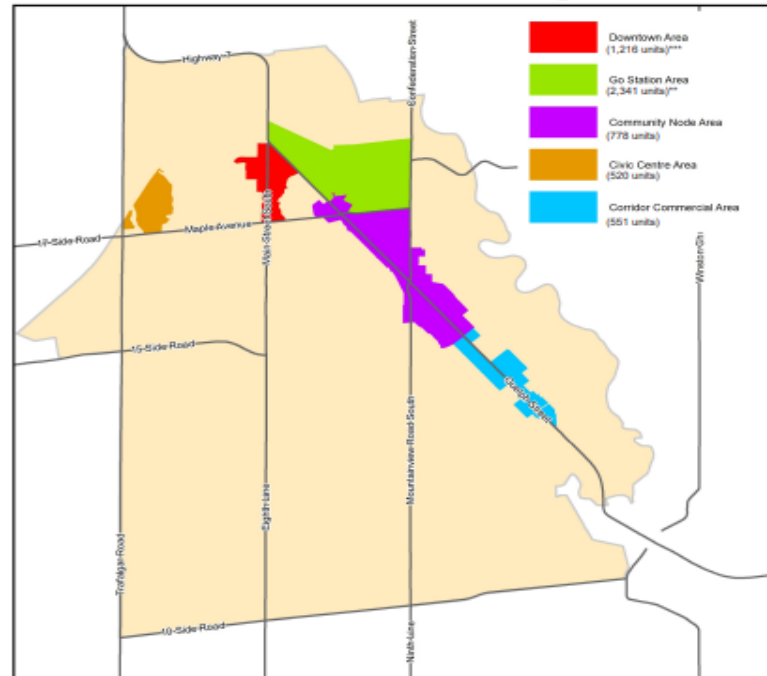


Background

IOS Update

ROPA 48

Intensification Areas in Georgetown



File No.: 24-OP-217386
Municipality: Halton Region
Subject Lands: All lands within the Halton Region

Date of Decision: November 10, 2021
Date of Notice: November 11, 2021

NOTICE OF DECISION

With respect to an Official Plan Amendment under subsection 17(34) and 26 of the Planning Act

A decision was made on the date noted above to approve, with modifications, Regional Official Plan Amendment 48 (ROPA 48), for Halton Region as adopted through By-law No. 31-21.

Purpose and Effect of the Official Plan

The purpose of ROPA 48 is to define and provide direction on a regional urban structure and identify non-discretionary components of a Regional Urban structure including strategic growth areas such as Urban Growth Centres (UGC), Major Transit Station Areas (MTSA), Regional Nodes and Employment Areas. The amendment includes a limited number of Employment Area conversions to support the mixed-use development of certain strategic growth areas, establishment of performance targets related to the proportional mix of jobs and residents in strategic growth areas (SGA), and updates to the population and employment allocations assigned to Halton Region to 2051 by the Growth Plan, 2019. ROPA 48 applies to all lands in the Regional Municipality of Halton.

Decision Final

Pursuant to subsections 17(34 and 36.5) and 26 of the Planning Act, this decision is final and not subject to appeal. Accordingly, Regional Official Plan Amendment 48 for Halton Region, as approved with modifications by the Minister, came into effect on November 10, 2021.

Other Related Applications

None.

Getting Additional Information

Additional information is available on Halton Region's website
[https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-\(ROP\)-1/Halton-s-Regional-Official-Plan-Review-\(ROP-R\)/Regional-Official-Plan-Amendment-48](https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-(ROP)-1/Halton-s-Regional-Official-Plan-Review-(ROP-R)/Regional-Official-Plan-Amendment-48)

or by contacting the Ministry of Municipal Affairs and Housing:



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Intensification Study

- Guelph St, Maple Ave to Sinclair Ave, identified in 2010 Intensification Study
- IOS update (2020) highlighted new opportunities from Sinclair Ave to Hall Rd/McFarlane Dr.
 - 450 - 800 units from Maple Ave. to Sinclair Ave.
 - 550-700 from Sinclair Ave. to Hall Rd/ McFarlane Dr.

Why Plan for Intensification?



Using Land Efficiently

More people and jobs in the urban area reduces the need to expand the amount of developed land reducing pressure on developing farmland and natural areas.



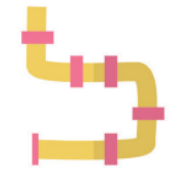
Providing Housing Options

Intensification provides for many different types of homes, allowing people to stay in the community as their housing needs change over time.



Promoting Community Health and Sustainability

A greater mix of uses encourages walking and reduces the need to drive providing public health and environmental benefits.



Using Tax Dollars Efficiently

More people and jobs in the same area optimizes the use of existing infrastructure and potentially reduces the need to build new, costly infrastructure.

Help Us Plan For Intensification



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Regional Official Plan Amendment 48

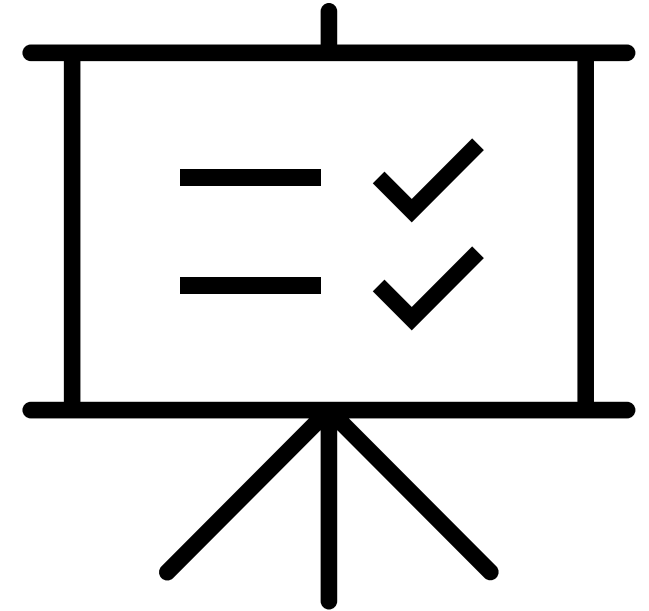
- Guelph Street as a Secondary Regional Node
 - Encourage Local Municipalities to delineate boundaries
 - Require Local Municipalities to prepare detailed official plan policies or an Area-Specific Plan
- Conversion of 346 Guelph St. to allow for mixed use



Source: <https://www.theifp.ca>

Project Goal

- Recommend a **preferred Land Use Plan** and provide direction regarding tools such as a proposed **policy framework** to incentivize appropriate redevelopment and intensification in the area.



Objectives



Develop a vision, goal and objectives that embrace the concept of place making by promoting context appropriate intensification in the corridor that helps build a distinct character, sense of community and creative design



Support mixed use development that integrates well with existing and adjacent uses and adds to the town efforts to expand housing choices



Promote sustainable, age friendly and accessible design practices



Objectives



Encourage connectivity of all transportation modes and the concept of ‘complete streets’ by prioritizing transit and pedestrian friendly development to create a context for a healthy lifestyle and high quality of life

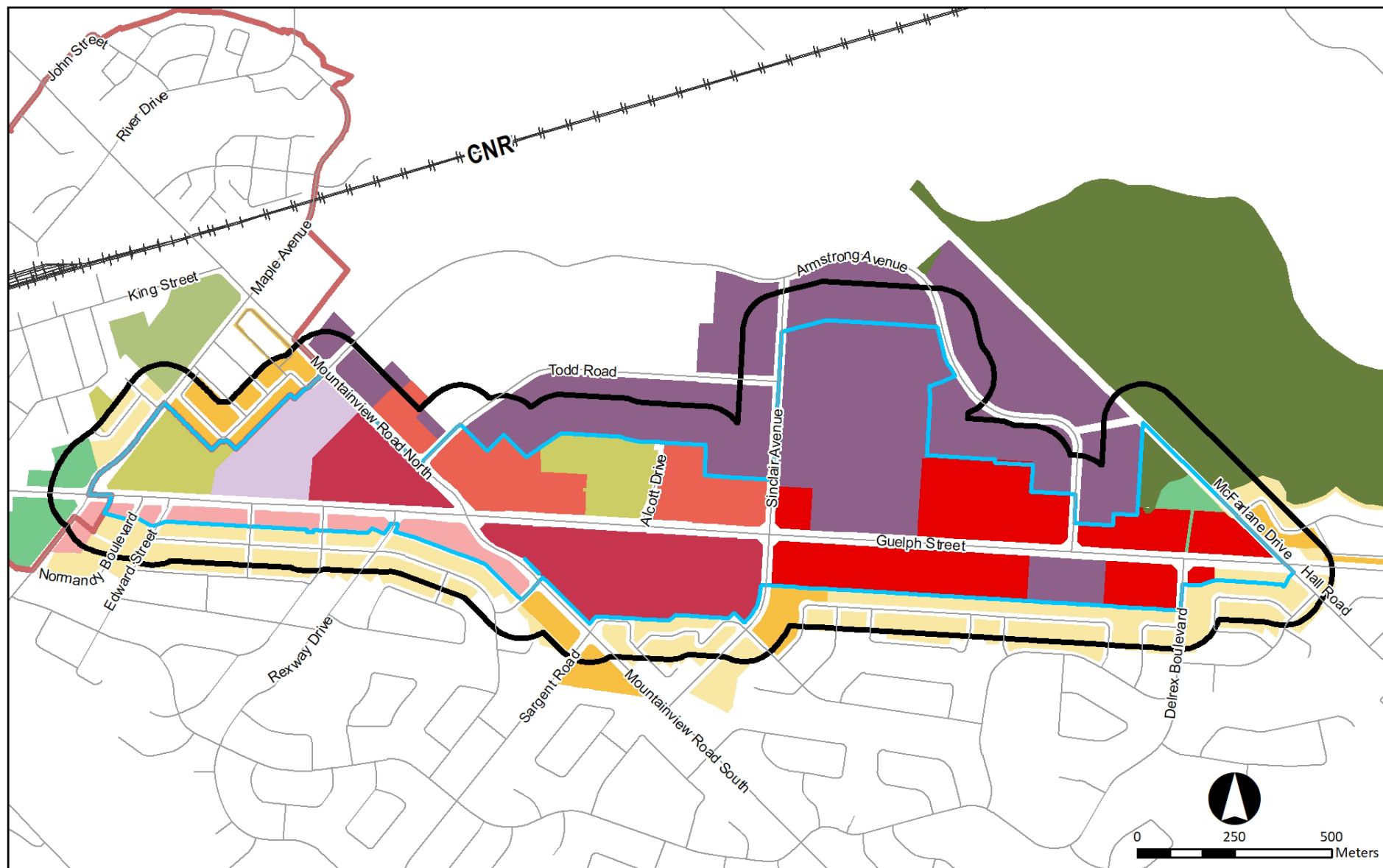


Support new and existing businesses by providing a wide range of permitted uses and commercial space opportunities



Support efforts to enhance and connect to local public infrastructure, parks and open space





- | | | | | |
|------------------------------------|---------------------------|-------------------------------|---------------------------------|---------------------------------|
| Guelph Street Corridor Study Area | Corridor Commercial Area | Major Institutional Area | Low Density Residential Area | Greenlands |
| Secondary Study Area (within 100m) | Major Commercial Sub-Area | Mixed Use Sub-Area | Medium Density Residential Area | Major Parks and Open Space Area |
| MTSA Boundary (Georgetown) | General Employment Area | Secondary Commercial Sub-Area | High Density Residential Area | Cemetery |

Project Phases



Phase 1



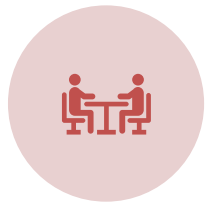
Community
Engagement Plan



Background Report



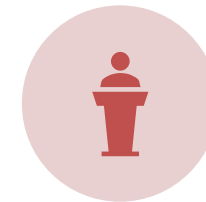
Visioning Session



Technical Advisory
Committee Meeting
(TAC) Meeting #1



Guelph Street
Revitalization
Steering Committee
Meeting #1



Council
Presentation



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Phase 2



Land Use
Alternatives Report



Technical Advisory
Committee Meeting
(TAC) Meeting #2



Public Open House



Technical Studies

- Area Servicing Plan
- Transportation Study
- Cultural Heritage
Evaluation Reports



Guelph Street
Revitalization
Steering Committee
#2 & #3



Council
Presentation



Preferred Land Use Plan
Report



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Phase 3



Secondary Plan



Public Open House



Public Open House
and Statutory
Public Meeting



Urban Design
Guidelines



Technical Advisory
Committee Meeting
(TAC) Meeting #3



OPA



Consultation
Summary



Guelph Street
Revitalization Steering
Committee Meeting #4
& #5



Recommendation
Report & Council
Presentation



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Technical Advisory Committee

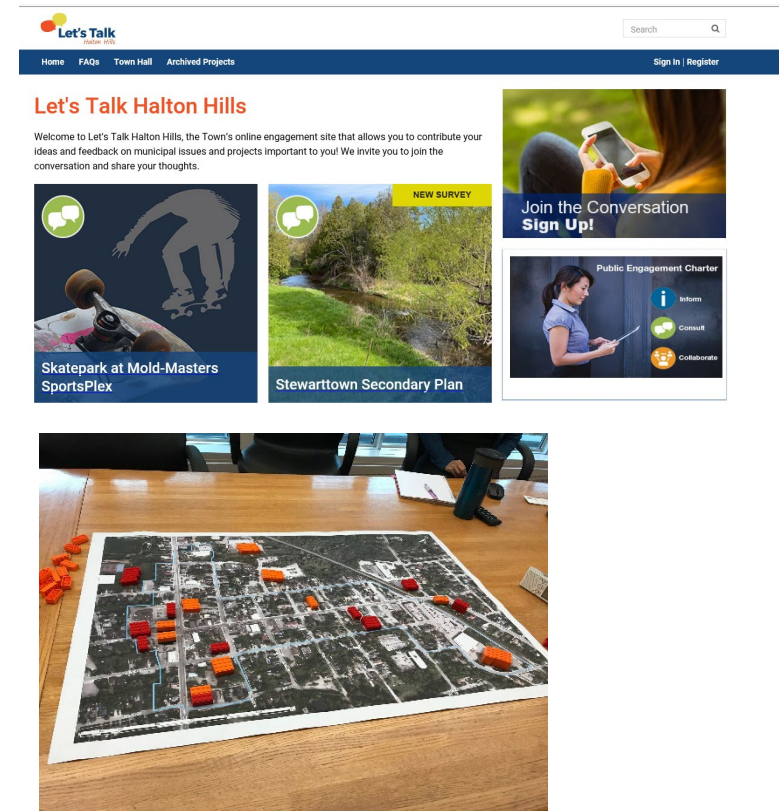
- Pertinent Town of Halton Hills departments
- Provincial Ministries and agencies
- Halton Hills Hydro and other utility companies as required
- Other public agencies, as determined appropriate

Guelph Street Revitalization Steering Committee

- Mayor as Chair and three Ward 3 and 4 Councillors.
- Other stakeholders
- The specific role of the Committee will be to:
 - Bring together community resources
 - Share information / knowledge of the study area
 - Provide input at key stages of the project and/or on key issues
 - Receive feedback from community members outside the Committee
 - Serve as a direct link between the Project Team and the Community

Public Engagement

- Community engagement and public participation will form a large component
- Community Engagement Plan
 - Interactive Hybrid/ In-person/Virtual Sessions
 - Visioning Session
 - Virtual/ in-persons tours
- Leverage Let's Talk Halton Hills/ Social Media



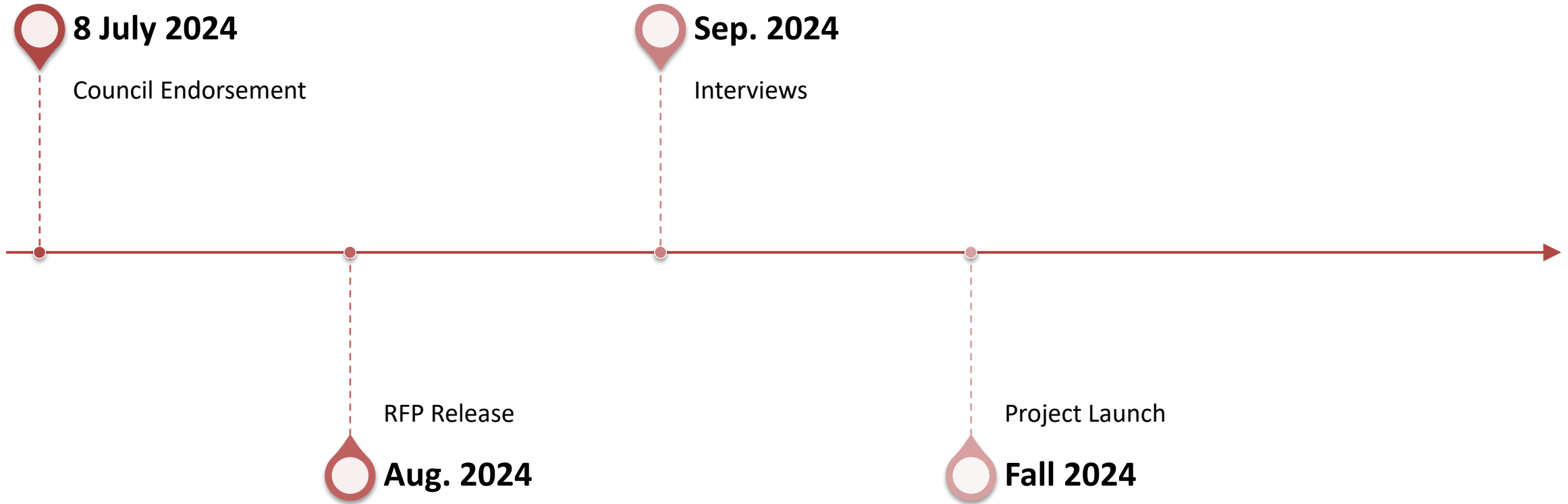
Guelph Street Visioning

- Create a sense of ownership in community residents
- Build a foundation to evaluate the rest of the process
- Assess options and opportunities
- Emphasize early and continuous public engagement

mixed-use
aspirational
attractive
walkable
accessible
safe
connected
creative design
Age friendly
Vision
vibrant
green
complete street



Next Steps





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